

LAND USE MENU
Land Use Types

RESIDENTIAL BUILDING TYPES

Code	Building Type	Min	Max	Notes
1	Rural Residential	2	1	Final adopted ordinance will range in density from 1 unit per 100' to 1 unit per 200'.
2	Single Unit Single-Family Residential	1	4	Adopted Plan has density range with a minimum of 1 unit per 100' and a maximum of 4 units per 100'.
3	Medium-Density Single-Family Residential	2	8	Densified single-family lots of 100-150 sqft. Allow construction of 2nd parking space. Single-family attached or attached to a garage.
4	Small Lot Single-Family Residential	2	12	Final adopted ordinance will range in density from 2 units per 100' to 12 units per 100'. Allow construction of 2nd parking space. Single-family attached or attached to a garage.
500	Townhouse (Detached)	1	10	Units located in a detached residential development of 10 or more units. Units must be attached to a common wall.
501	Townhouse (Attached)	1	10	Units located in a detached residential development of 10 or more units. Units must be attached to a common wall.
502	Low-Rise Apartment (Detached)	2	24	2-4 stories attached units with associated parking (e.g., townhomes).
503	Medium-Rise Apartment (Attached)	3	30	4-story residential development, townhomes attached to a building frame structure on street.
504	High-Rise Apartment (Attached)	6	30	6-story residential development with associated parking. Building must be attached to a building frame structure on street.
505	Office Building (Attached)	10	100	10 stories or more development. Building may include ground floor, open office.

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Stickers

LAND USE CHIP SET

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PLACE³S Indicators

- Land Use
- Transportation (4Ds through Fehr and Peers)
 - Vehicle miles traveled/capita
 - Vehicle trips/capita
 - Vehicle, transit and walk/bike trips
- Economic

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PARCEL STATISTICS

Development Type:	5(R), TOWNHOUSE (RENTAL)
Development Type Pct:	100%
Land Area:	9,969 SQ FT
Building Total Floor Area:	4,119 SQ FT
Building Footprint:	1,373 SQ FT
Yearly Income:	\$59,317
Yearly Operating Costs:	\$17,301
Building Construction Costs:	\$389,266
Parking Construction Costs:	\$34,327
Total Construction Costs:	\$483,404
Yearly Net Operating Income:	\$42,016
Land Value:	\$59,811
Calculated ROI:	9%
Weighted ROI:	0%

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Stage 4:
(January 2003 – December 2003)

Community Design Program: Round One Projects

- \$500 million – 20 years
- Land uses that benefit transportation system
- \$12 million in 2003
- Community workshops help identify projects

Before

After?

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Final Guidelines

- Create one or two scenarios
 - Test drive “smart growth” concepts
 - Tell us whether you liked the ride
- Think long-term
- We’re creating concepts today
 - OK to consider changes to existing use
 - This is NOT a substitute to City planning process (including involvement, hearings, etc.)

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