

McCLELLAN NORTH SPECIAL PLANNING AREA

506-30. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to recognize the McClellan Air Installation Compatible Use Zone (AICUZ) standards for land use compatible with this highly noise-impacted location, to recognize the existing mix of agricultural-residential and industrial uses, to prohibit the expansion of residential uses, and to provide for an orderly transition to industrial uses while providing protection for property owners who choose to retain their land in agricultural-residential use.

506-31. EXHIBIT. Section 506-31.1, which describes property regulated by this Article is attached to this Article, incorporated herein, and made a part of this Article.

506-32. APPLICABILITY. Unless specifically regulated by this Article, the planning procedures, uses, and development standards for property in this Special Planning Area shall be as provided in Titles I, II, III of the Sacramento County Zoning Code.

506-33. SIMILAR AND LIKE USES. Similar and like uses not otherwise permitted or conditionally permitted by Section 506-34 of this Ordinance may be authorized, subject to approval of a conditional use permit by the Project Planning Commission. In addition to the findings required by Title I, Chapter 10, Article 3, the proposed use requires the following findings:

- (a) The proposed use is compatible with neighboring uses.
- (b) The proposed use is compatible with AICUZ policies.
- (c) All identified significant adverse impacts can be mitigated.

506-34. PERMITTED AND CONDITIONALLY PERMITTED USES. The following list includes the uses permitted or conditionally permitted in the McClellan North Special Planning Area. An "X" following the described use indicates that the described use is permitted. A number following the described use indicates that the use is permitted upon compliance with and maintenance of the special condition referenced by the corresponding number in Section 506-35. The special condition requirements shall be in addition to the other applicable requirements of the McClellan North Special Planning Area and the Sacramento County Zoning Code.

- (a) Agricultural Uses.
 - (1) General agriculture (except hog farms and feed lots) X
 - (2) Field, vegetable and horticultural crops X
 - (3) Incidental agriculture, including private stables and corrals on parcels 150 feet, or less, in width X

(4) Stand for display and sale of crops grown on premises	2
(b) Residential Uses.	
(1) Single-family dwelling	10
(2) Accessory uses and structures, excluding accessory dwelling	11
(3) Temporary mobilehome as an accessory dwelling for persons in need of care and supervision	12
(4) Home occupation	11
(c) Industrial Uses.	
(1) Automobile and Truck Related (excluding wrecking or dismantling)	
(a) Painting	1
(b) Reconditioning	1
(c) Repair and overhauling	1
(d) Upholstering	1
(e) Tire shop	1
(f) Inspection station	1
(g) Auto and truck rental or lease agency	1
(h) Armored car service	1
(i) Antique auto rebuilding	1
(j) Bus and freight depot and truck terminal	1
(2) Food and Fiber Processing.	
(a) Butcher, wholesale (excluding slaughterhouse)	3
(b) Honey extraction	1

- (c) Winery 4
- (d) Manufacturing, compounding or processing such products as bakery goods, candy, dairy products, meat products, and other food products, excluding rendering of fats and oils 1
- (3) Commercial Uses.
 - (a) Building trades contractor's office, service yard, workshop 1
 - (b) Lumber yard - new and used, storage only 1
 - (c) Firewood, fuel - sales and storage 1
 - (d) Hay, seed, grain and farm equipment store 1
 - (e) Nursery, wholesale X
 - (f) Auto, boat, appliance and other parts sales when incidental to a permitted use and does not exceed 25 percent of the total floor area X
 - (g) Offices, when incidental to a permitted use and does not exceed 25 percent of the total floor area of the permitted use X
 - (h) Manufacturing and distribution of pools, spas-- sales and display permitted as an incidental use provided it does not exceed 25 percent of the total floor area 1
- (4) Industrial Yard Use.
 - (a) Draying and freight yard 5
 - (b) Feed and fuel 5
 - (c) Truck terminal yard 5
 - (d) Lumber yard (storage only) 7

(e)	Contractor's storage yard	5
(f)	Machinery rental yard	5
(g)	Public utility service yard	5
(h)	Building materials storage yard (no retail sales)	6
(i)	Military surplus equipment and goods	5
(j)	Parking yard for damaged vehicles	5
(k)	Recycling center	1
(5)	Manufacturing and Fabrication Uses.	
(a)	Blacksmith shops	8
(b)	Cabinet or carpenter shops	8
(c)	Electric motor rebuilding	8
(d)	Machine shops	8
(e)	Sheet metal shops	8
(f)	Welding shops	8
(g)	Plumbing shops	8
(h)	Manufacturing, compounding, assembly, or treatment of articles or merchandise from previously prepared metals	8
(i)	Electric or neon sign manufacture	2
(j)	Boat building	3
(k)	Lightweight non-ferrous metal casting foundry	3
(l)	Ceramic products using only previously pulverized clay and fired in kilns using electricity or gas only	2

- (6) Processing and Assembly Uses
 - (a) Bottling plants 3
 - (b) Printing shops, lithography, publishing 3
 - (c) Milk products plant, dairy 3
 - (d) Photographic chemical processing and wholesale distribution X
- (7) Storage and Warehouse Uses.
 - (a) Wholesaling and warehousing 1
 - (b) Automobile, recreational vehicle, mobilehome commercial coach - storage 2
 - (c) Storage building-mini 1
 - (d) Moving and storage 1
- (8) Services.
 - (a) Janitorial 1
 - (b) Gardening and landscaping, service yard and workshop 1
 - (c) Trailer sale, rental service 1
 - (d) Tree service 1
 - (e) Delivery service X
 - (f) Taxicab service and storage 2
 - (g) Grinding-sharpening service 1
 - (h) Blueprinting - Photostating service X
 - (i) Boat service and repair 1

(j) Upholstery, furniture cleaning	1
(k) Equipment rental agency	1
(l) Gunsmith	X
(m) Pool service	1
(n) Locksmith, safe repair shop	X
(o) Towing service	1
(9) Miscellaneous.	
(a) Kennel, board or training	2
(b) Veterinary hospital	2
(c) The nonresidential uses listed in Section 225-11 (Commercial Table) except those nonresidential uses listed in this matrix	3
(d) Special permits	3
(e) Residence for night watchman, caretaker, proprietor or owner of a permitted use	2
(f) Public utility and public service facility	9

506.35. SPECIAL CONDITIONS. The following special conditions apply to the uses indicated by the corresponding number on the list of uses in Section 506-34.

- (1) Permitted, provided the entire operation, including the parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or within a fenced area, as specified in Section 506-36.
- (2) Permitted, subject to the issuance of a conditional use permit by the Zoning Administrator.
- (3) Permitted, subject to issuance of a conditional use permit by the Project Planning Commission.
- (4) Permitted, subject to the issuance of a conditional use permit by the Board of Supervisors after a recommendation by the Planning Commission.

- (5) Permitted, subject to issuance of a conditional use permit by the Project Planning Commission and provided the uses are conducted entirely within a building or enclosed structure or within an area enclosed on all sides by a solid fence or wall at least six feet in height. There may be an additional three feet of wire fencing above the six-foot solid fence or wall, but not to exceed nine feet overall.
- (6) Permitted, including rock, sand, gravel and mixed small batch concrete in quantities of two cubic yards or less provided that only one concrete mixer with a capacity of two cubic yards or less may be located on the premises and subject to the provisions enumerated in Condition No. 5.
- (7) Permitted, including mill and sash work, provided all mill and sash work is conducted within a building, and further subject to the provisions of Condition No. 8.
- (8) Permitted, (excluding punch presses over 20 tons, drop hammers, and automatic screw machines) provided the entire operation, including the parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or within a fenced area on the buildable area of the lot.
- (9) Permitted, subject to the provisions of Section 301-10 through 301-13.
- (10) Permitted, provided dwelling was legally constructed on a lot of record prior to the adoption of this Ordinance. Building permits to rebuild or repair such existing structures without expansion may be authorized subject to the approval of the Planning Director and the requirements of Section 506-36. Building permits for expansion may be authorized subject to the issuance of a conditional use permit by the Zoning Administrator.
- (11) Permitted, provided the associated primary residence meets the requirements of Condition No. 10.
- (12) Permitted, subject to issuance of a conditional use permit by the Zoning Administrator, and provided the associated primary residence meets the requirements of Condition No. 10.

506-36. DEVELOPMENT STANDARDS.

- (a) Lot Size and Location. No building or structure, nor the enlargement of any building or structure shall be erected for any use permitted in Section 506-34 unless the following standards are met and maintained.
 - (1) Lot Area. Each lot shall have a minimum gross area of one acre.
 - (2) Lot Width. Each lot shall have a minimum width of 75 feet.

- (3) **Public Street Frontage.** Public street frontage is not required except for parcels in residential use and those located predominantly behind an existing residential dwelling and having primary vehicular access from the same public street as the dwelling, in which case, 75 feet of public street frontage shall be required.
- (b) **Noise Attenuating Building Design.** Any building to be erected or rebuilt for any use permitted in Section V., shall incorporate noise attenuating design features in accordance with AICUZ standards.
- (c) **Residential and Agricultural Use Development Standards.** The residential, agricultural, and incidental agricultural use development standards, as specified in Title III, shall apply.
- (d) **Industrial Use Development Standards.** The industrial use development standards, as specified in Title III, shall apply to all uses permitted pursuant to Section 506-34(c), except for the following:
 - (1) **Building Height.** Permits for construction of buildings or structures exceeding 24 feet in height or one story may be authorized subject to the approval of the Planning Director providing:
 - (a) The maximum height of the building or structure is no closer than 15 feet below the airfield's minimum approach-departure clearance surface ("glide angle") as defined in the McClellan Air Force Base AICUZ Report, and
 - (b) The prospective use of the building or structure is consistent with the intent and findings incorporated in this Ordinance, and
 - (c) The parcel is not contiguous to a parcel zoned AR-2. For cases in which the parcel is contiguous to a parcel zoned AR-2, the provisions of Section 325-04 shall apply.
 - (2) **Yards.** Yard requirements shall be those specified in Title III except where the lot abuts a lot with an existing principal residential use, in which case, the following requirements shall apply:
 - (a) **Rear Yard.** A rear yard of not less than 50 feet.
 - (b) **Side Yard.** A side yard of not less than ten (10) feet.
 - (3) **Development Requirements.** Development requirements for screening and landscaping shall be those specified in Title III, Chapter 25, Article 1, except where

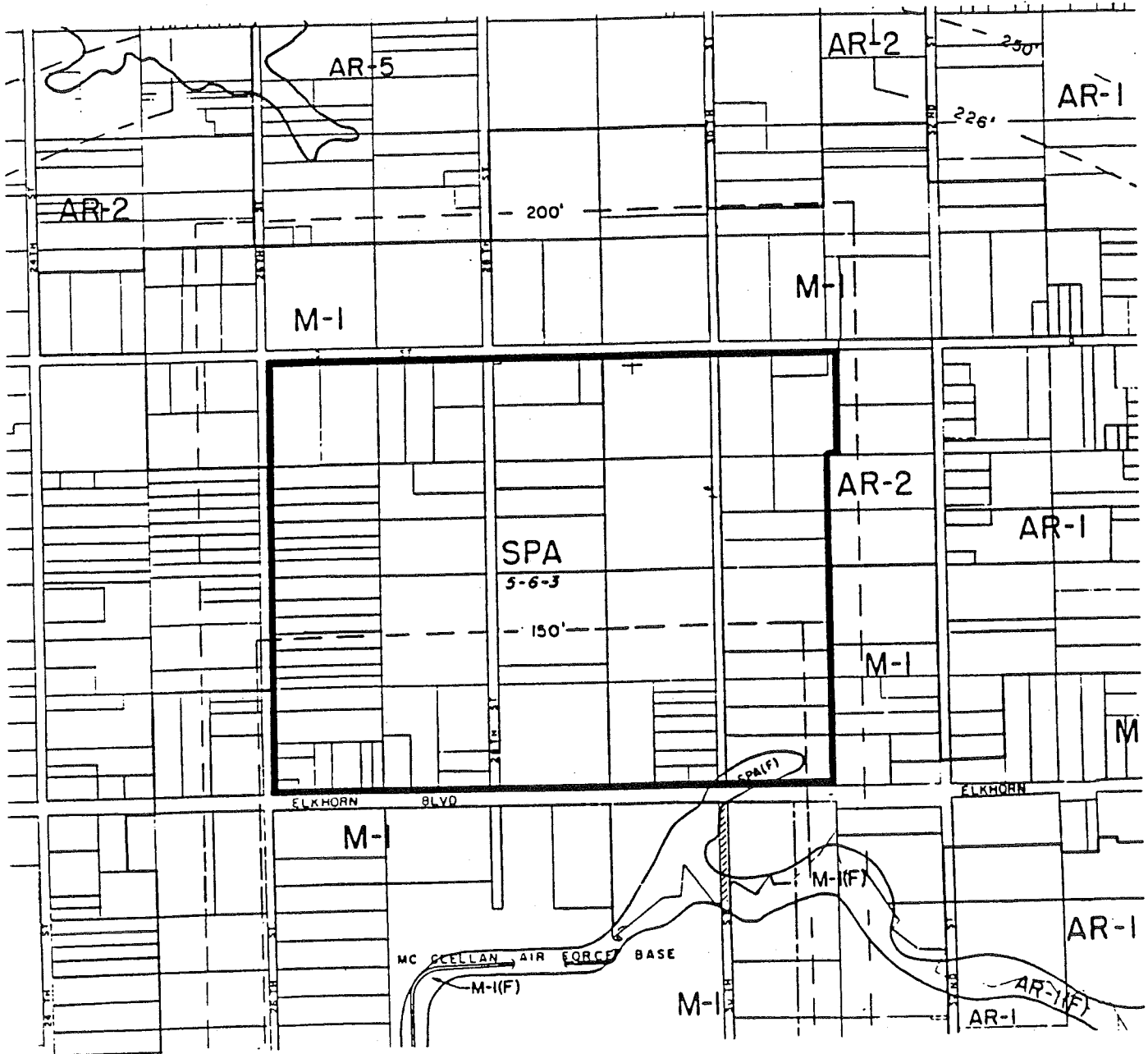
the lot abuts a lot with an existing principal residential use, in which case, the following requirements shall apply:

- (a) Screening. A six-foot high perimeter fence of solid wood, masonry, or chain link with wood slats shall be installed along the interior boundary lines adjacent to any lot with an existing principal residential use. Said perimeter fence shall be reduced in height to two and one-half feet wherever it is located within 25 feet of a street right-of-way.
 - (b) Landscaping. Landscaping shall consist of trees planted a maximum of 30 feet on center next to the interior boundary lines adjacent to any lot with an existing principal residential use. Said landscaping shall be in individual or continuous planter areas sufficiently large and protected so that a parked vehicle does not overhang or intrude the minimum four-by-four foot tree planting areas which shall include groundcover, shrubs, or climbing plants.
- (4) Employee Limitation. The number of employees reporting for work on-site for any use permitted pursuant to Section 506-34(c) is limited to a maximum of 20 per gross acre.

506-37. FINDINGS. During the public hearings on this Ordinance, the Planning Commission and the Board of Supervisors determined that:

- (a) Neither the United States Air Force nor the Redevelopment Agency of the County of Sacramento currently has any plans to acquire any property depicted within the zone boundary on Section 506-31.1.
- (b) The area included within this zone is most appropriate for low-intensity industrial use due to the severity of noise impacts from McClellan Air Force Base aircraft operations, the accident potential associated with these aircraft operations, and the deficiency of urban services.
- (d) Landowners with existing residences should be given greater protection from the effects of neighboring industrial uses than the existing zoning standards provide, and these residential landowners should be given greater flexibility for the economic use of their property.

SECTION 506-31.1



RIO LINDA BUSINESS DISTRICT SPECIAL PLANNING AREA

506-50. INTENT. It is the intent of the Sacramento County Board of Supervisors in adopting this Special Planning Area (SPA) ordinance to allow existing structures to be remodeled and expanded as economic development proceeds to preserve the economic base of the Rio Linda Community. An SPA is necessary for the area shown on attached Exhibits because many existing commercial structures in Rio Linda do not meet setback, landscape or parking requirements set forth in Title III of the Zoning Code. Most commercial properties within the boundaries of this SPA were constructed prior to current zoning standards, many dating back to the 1920's. Over the years, the land has been divided into small lots, a substantial number of which have been developed with structures in close proximity to parcel lines and/or rights-of-way. Compounding this situation, there is currently a Community Development Block Grant program that involves street widening and the installation of curbs, gutters and sidewalks on "M" Street between Rio Linda Boulevard and 9th Street. As roads are widened, it is anticipated that the nonconforming status of existing structures will be intensified and that additional structures will become nonconforming per Title III of the County Zoning Code.

It is in the public interest, therefore, to provide standards set forth herein that will allow for rehabilitation and/or expansion of these developed commercial properties. In doing so the community's identity will be enhanced as the business district is improved. Residents will not need to commute longer distances to receive commercial services as existing business are expanded and/or rehabilitated. This will, in turn, reduce overall traffic and assist in the attempt to achieve regional air quality standards.

Notwithstanding existing development to the contrary, any new development must comply with Title III use regulations and development standards as set forth in the Sacramento County Zoning Code.

It is the express purpose of the Board of Supervisors in adopting this Special Planning Area to take into consideration the historical commercial development and property divisions and to legalize all nonconforming uses, buildings and lots to the extent consistent with the provisions of this Article, State Law, and the County General Plan. The Board realizes that there is a unique blend of lot sizes, setbacks and buildings that call for this special regulation. By the adoption hereof, this Article supersedes all existing zoning regulation on the land, subject to the provisions herein.

This Article will implement the goals of the Rio Linda-Elverta Community Planning Advisory Council, the Rio Linda merchants and commercial property owners, and the Rio Linda Commercial Revitalization Plan regarding the retention and enhancement of a viable commercial district in Rio Linda and the preservation of the small town aspects of the community.

506-51. EXHIBITS. Exhibits 506-52.1, 506-52.2, 506-52.3, and 506-52.4, described in this section and adopted by ordinance, are incorporated herein and made a part of this Article to regulate the property described in Exhibit 506-52.1.

- a) Exhibit 506-52.1: Rio Linda Special Planning Area boundaries.
- b) Exhibit 506-52.2: Limited Commercial use within the SPA boundaries.
- c) Exhibit 506-52.3: Auto Commercial use within the SPA boundaries.
- d) Exhibit 506-52.4: General Commercial use within the SPA boundaries.

506—53. DEFINITIONS. For the purposes of this Article the following definitions are applicable:

- a) Developed Parcel - As used herein, this term shall mean any parcel shown on Exhibit 1 which was developed with a commercial or noncommercial structure prior to January 10, 1990.
- b) Minor additions/modifications to existing structures. Those that add less than 50 percent to the gross floor area which was existing as of January 10, 1990.
- c) Major area additions and modifications to existing structures. Those that add 50 percent or more to the gross floor area which was existing as of January 10, 1990.
- d) Remodeling. Construction within the existing building foot print, that does not expand the gross floor area.
- e) Demolition. Removal of an existing structure, either by choice, fire or natural catastrophe.
- f) New Development. Construction on vacant property or construction on property after a demolition has occurred.

506-54. POLICY GUIDELINES. It shall be a policy of the Board of Supervisors that in the review and approval of projects within the Rio Linda Business District that:

- a) Commercial uses within the area must be compatible with existing or future potential uses in the area.
- b) Existing structures are encouraged to be rehabilitated, and to be compatible with the existing small town atmosphere of the area.
- c) Adequate parking shall be provided whenever possible on site, or provided for off site within a reasonable distance from the property.
- d) Innovative landscaping designs will be encouraged to provide the maximum landscaping treatment possible.
- e) Any signage shall be designed to improve the visual impact of the area and maintain the small town atmosphere.
- f) Current setbacks of existing structures will be considered adequate whenever possible.
- g) New commercial development shall meet requirements as set forth in Title III of the Zoning Code.

506-55. EXISTING USES AND BUILDINGS. Each use and principal building in existence on January 10, 1990 shall be governed by the standards set forth in the Sacramento County Zoning Code, as amended herein.

506-56. PERMITTED AND CONDITIONALLY PERMITTED USES. Uses are permitted in the Use Districts established by this Article as set forth in Exhibits 506-52.2 through 506-52.4 and this Section. Temporary uses may be authorized by the Zoning Administrator as provided for in Title III, Chapter 1, Article 1.

- a) Exhibit 506-52.2 shows properties where Limited Commercial (LC) uses are allowed. Any use permitted or conditionally permitted in the LC zone as set forth in Section 225-11 of the Zoning Code (Commercial Use Tables) shall be permitted or conditionally permitted as regulated by Section 225-11 and 225-14.
- b) Exhibit 506-52.3 shows properties where certain Auto Commercial uses are permitted. AC uses shall be limited to auto body repair, auto paint shop and auto machine shop, and all LC uses.
- c) Exhibit 506-52.4 shows properties where certain General Commercial uses are permitted. GC uses shall be limited to warehousing and storage and all LC uses.

506-57. DEVELOPMENT PLAN REVIEW. Development plan review shall be required as set forth in this section.

- a) Project Which Require Development Plan Review:
 - 1) Minor and Major additions/modifications, as defined in Section 506-53, to existing structures.
 - 2) Restoration of any building or structure damaged or destroyed by fire, flood, or other similar catastrophic event after January 10, 1990, unless the criteria listed in Section 120-33 of the Zoning Code are met.
- b) Projects involving remodeling as defined in Section 506-53 do not require development plan review.
- c) Reviewing Authorities.
 - 1) The Rio Linda-Elverta Planning Advisory Council (RLPAC) in consultation with the Department of Planning and Community Development, shall review any proposal, as described above, which is located within the area shown on Exhibit 506-52.1 and make recommendations to the Planning Director. The recommendation may be a denial, approval, or approval with conditions. The Council may solicit comments from the Business Development Committee of the Rio Linda Chamber of Commerce, commercial property owners in the district, and the general public.
 - 2) The Planning Director is the appropriate authority to act on the development plan review application. If the Director disagrees with the recommendation of RLPAC, the application shall be heard by the Project Planning Commission.
 - 3) Appeals from the decision of the Planning Director shall be to the Board of Zoning Appeals as provided in Section 115-34 of this Code.
- d) Review Procedures:
 - 1) Development plans shall be submitted and processed in accordance with Title I, Chapter 10, Article 7 of this Code, except as provided in this Section (506-57) of this Article.

- 2) The Rio Linda-Elverta Planning Advisory Council shall be sent one copy of a complete and accepted application by the Planning Department, and shall make a written recommendation to the Planning Director within 30 days. A copy of the recommendation shall be mailed to the applicant by the Planning Director.
- 3) The Planning Director shall review the application within 60 days of acceptance as a complete application and render a decision, in writing, to the applicant and RLPAC. If there is a disagreement with the recommendation of RLPAC, the Director shall transmit the application to the Secretary of the Project Planning Commission for scheduling before the Commission.
- e) Reasons for Project Denial. Any of the reviewing bodies may recommend denial based on just cause, including the following reasons:
 - 1) Inadequate parking on site or within a reasonable distance from the project
 - 2) Lot size or setbacks not consistent with the community and neighborhood standards
 - 3) Architecture not consistent with small town atmosphere or theme of the district
 - 4) Proposed use not allowed in the location or district of the application
 - 5) Public safety, including inadequate sight distance at driveways and intersections
- f) Findings Required for Approval. The appropriate authority, in approving a development plan, must find that the request complies with the intent and following criteria of this Article and that:
 - 1) The request is compatible with neighboring uses;
 - 2) The request is compatible with small town character of the community; and
 - 3) Adverse aspects (if any) of the use are mitigated to the extent feasible and will not affect the economic viability or the community character of the area.

506-58. DEVELOPMENT STANDARDS. - DEVELOPED COMMERCIAL PARCELS. The following standards shall apply to parcels defined under 506-53 (a), (b), (c) and (d), set forth above.

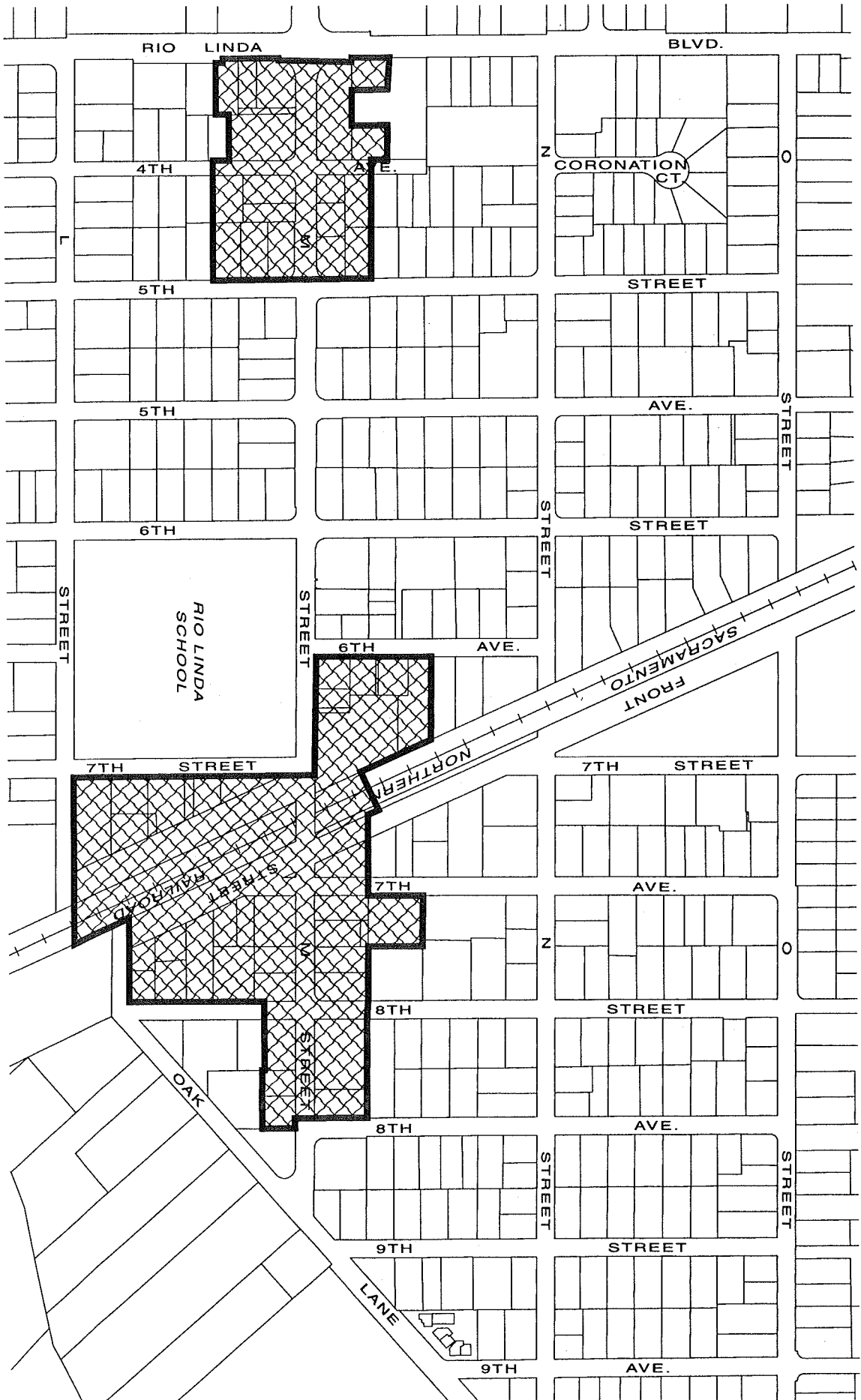
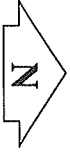
- a) Yard Areas:
 - 1) Front, rear, and side yard setbacks for existing structures shall be determined by the existing setback as of January 10, 1990.
 - 2) Building additions shall conform to the setbacks of the existing structure, of existing adjacent structures or Title III of the Zoning Code, if the addition is for minor addition (less than 50 percent of the existing gross floor area).
 - 3) Buildings as defined in 506-53 c (major additions), 506-53 e (demolition), and 506-53 f (new development) shall have setbacks as required by Title III of this Code.
- b) Parking. Parking requirements shall be determined for commercial structures within the SPA on a case-by-case basis. Factors to be considered are: type of commercial use, number of employees, size of structure and specific area of use within the structure. Parking may be provided at locations other than the applicant's project site. The number of parking spaces shall be consistent with that provided in the Zoning Code; however, parking 1) may be provided off site, and 2) must be on a parcel where parking is an allowed use. Public parking areas are encouraged to be developed within walking distance to the business district. Property owners and commercial project applicants in the area described

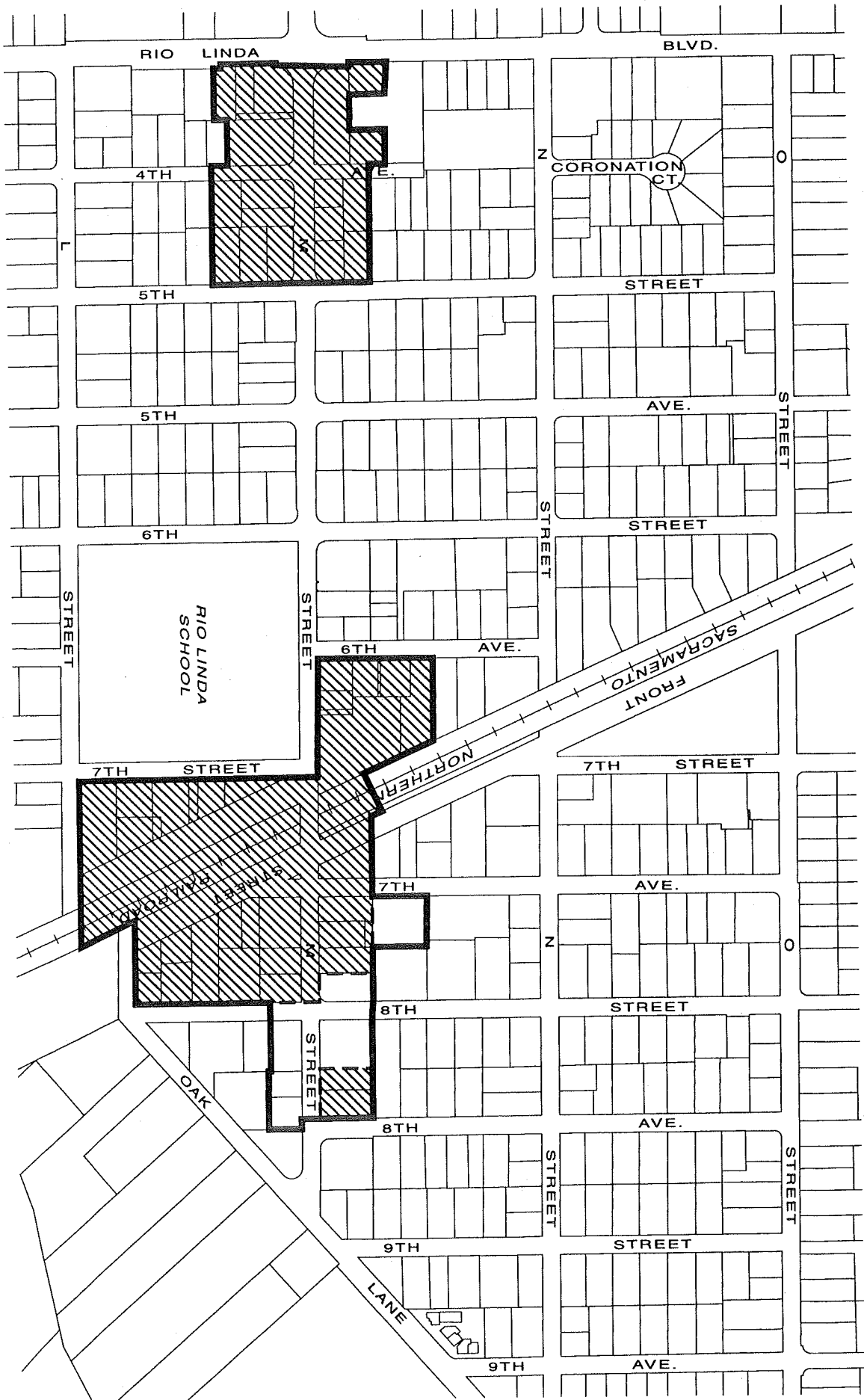
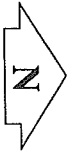
- in Section 506-52.1 are encouraged to form an association, assessment district or other organization with the purpose to acquire, construct and maintain public parking facilities.
- c) Landscaping. If feasible, landscaping shall meet Title III requirements; otherwise landscaping is required in all areas where on-site parking is provided for a specific use and in the case where commercial buildings are set back from the sidewalk. This landscaping requirement may be accomplished by provision of street trees, window boxes, hanging baskets, sidewalk planters, planter strips, shrubs, or a combination of the items listed. Portions of parking areas that are not used for parking or maneuvering shall be landscaped to the maximum degree feasible.
 - d) Any signs in the SPA shall be in compliance with Title III of the Sacramento County Zoning Code.



506-59. FINDINGS. During the public hearings on this ordinance, the Planning Commission and the Board of Supervisors found that:

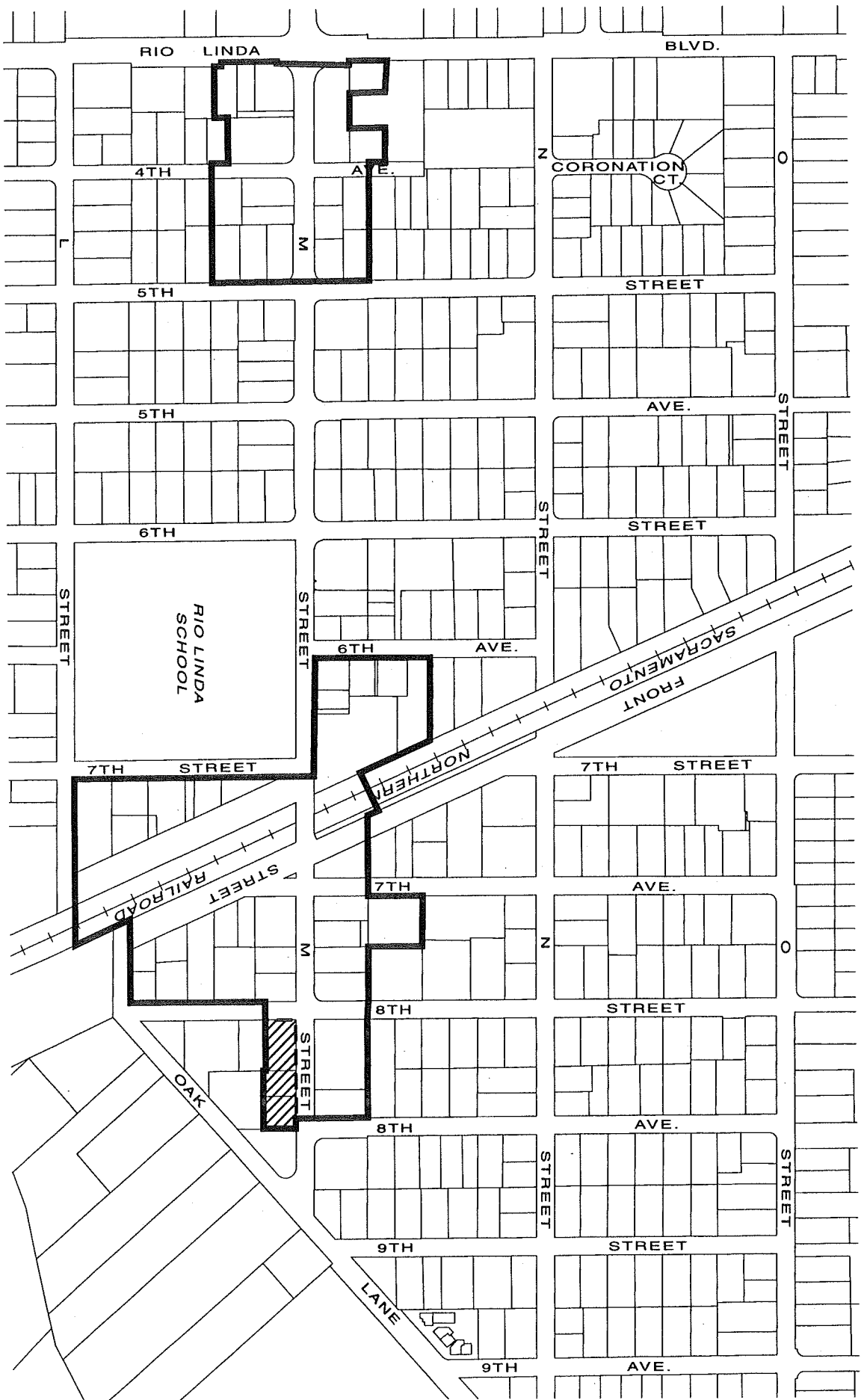
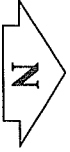
- a) The area described in Exhibit "A" is comprised of many structures constructed prior to enactment of the current Sacramento County Zoning Code.
- b) The area described in Exhibit "A" is also subject of a Community Development Block Grant Program designed to provide infrastructure improvements and incentives for economic development.
- c) The area included within Exhibit "A" has historical and architectural features which justify the adoption of the SPA zone.
- d) The said features cannot adequately be protected by the adoption of any other land use zone.
- e) It is in the public interest to adopt this SPA zone in order to enhance the economic development program in the Rio Linda Area.



Adopted January 10, 1990

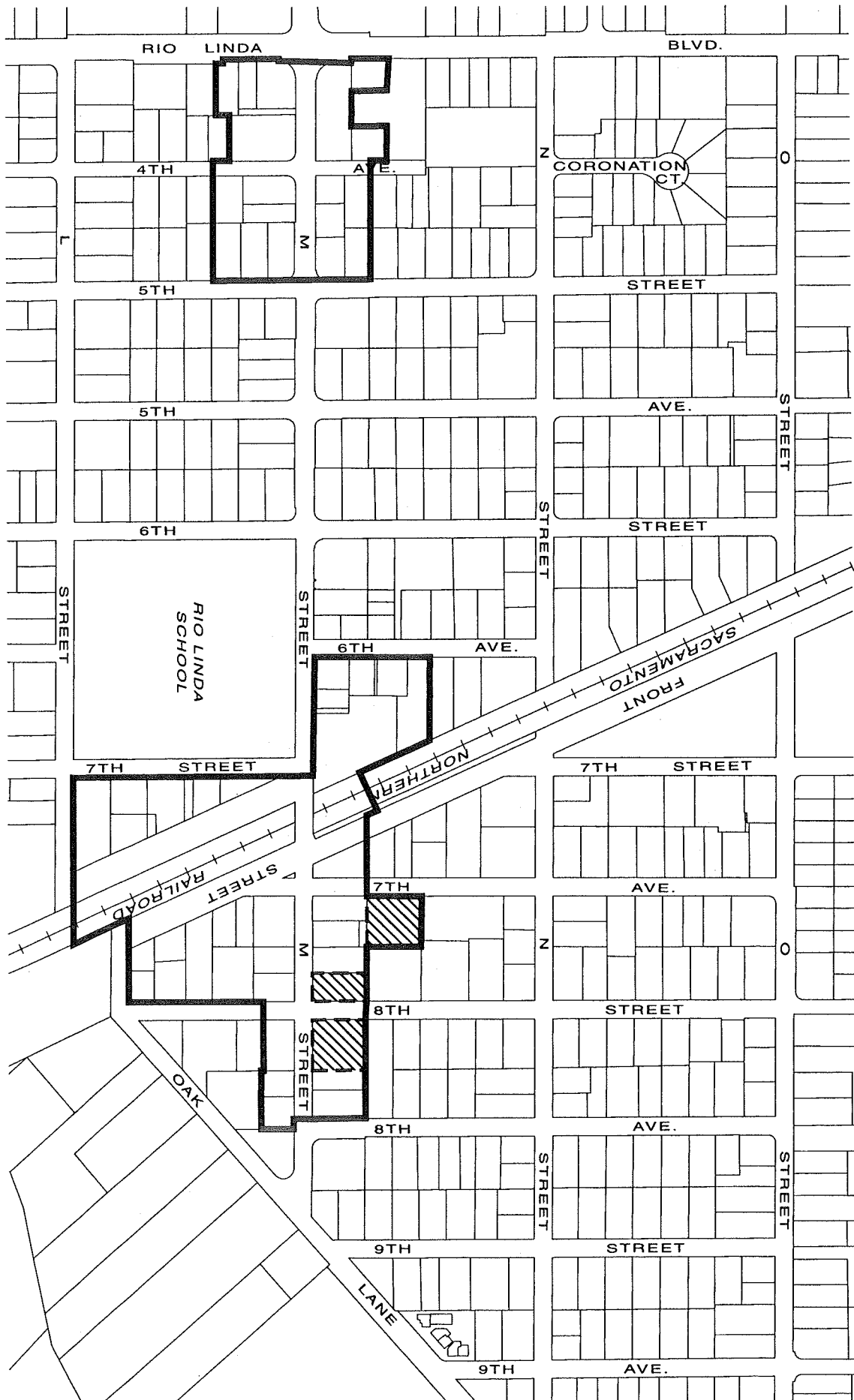
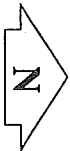




 SPA Boundary
 Limited Commercial



-  SPA Boundary
-  Auto Commercial



 SPA Boundary
 General Commercial