ORDINANCE NO. SCZ 2011-___________________

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO TO AMEND SECTION 110-30.6 AND 110-84.3 OF THE ZONING CODE OF SACRAMENTO COUNTY RELATING TO THE FAIR OAKS BOULEVARD CORRIDOR PLAN AREA

The Board of Supervisors of the County of Sacramento, State of California, do ordain as follows:

SECTION 1: Title I, Chapter 10, Section 110-30.6 is hereby amended to read as follows:

110-30.6 Special Provisions – Relating to East Fair Oaks Boulevard, Manzanita and South Gateway Districts of the Fair Oaks Boulevard Corridor Planning Area (Adopted October 26, 2011)

(a) The boundaries of the Fair Oaks Boulevard Corridor Planning Area are shown in the exhibits identified as follows and made part of this Code:

(1) Fair Oaks Boulevard Corridor Planning Area – Exhibit 3

(b) The land uses permitted shall be those uses permitted in the underlying zone, except as set forth below, and shall conform to the development standards as set forth in the Zoning Code. The following uses, if otherwise permitted in their respective zone, shall require a use permit from the County Planning Commission or Carmichael-Old Foothill Farms Community Council:

(1) Liquor Store
(2) Check Cashing Stores
(3) Tobacco Shop
(4) Gunshop-Gunsmith
(5) Storage Building - Mini
(6) Machine Shop, Photographic Processing Plant-wholesale Facility, Building Trades Service Yard and Workshop
(7) Thrift/Second Hand Stores, excluding incidental sales of second hand items
(8) Recycling Centers
(9) Tattoo Parlors
(10) Pawn Shops

(c) All development projects, including land use entitlements and building permits for new and renovation construction, proposed within the East Fair Oaks Boulevard, Manzanita, and South Gateway districts of the Fair Oaks Boulevard Corridor Plan (as depicted in Section 110-30.6(a)(1)), shall be subject to the County’s Design Review program per Section 110-120 of the Zoning Code. Although not
mandatory, and permissive only, projects outside of the Main Street District are encouraged to, and may at applicant’s option, follow, any or part of, the development and design standards contained in the Fair Oaks Boulevard Corridor Plan.

(d) Development projects proposed within the East Fair Oaks Boulevard, Manzanita and South Gateway districts of the Fair Oaks Boulevard Corridor Plan (as depicted in Section 110-30.6(a)(1)), may, at the applicant’s option, utilize the alternative development and design standards as described in the Fair Oaks Boulevard Corridor Plan instead of the development and design standards contained in the Zoning Code. The County Design Review Administrator is authorized to approve any projects pursuant to Section (c), above, or pursuant to the development standards and design concepts as described in the Corridor Plan. Any projects that include residential components which exceed certain intensity requirements of the Fair Oaks Boulevard shall be forwarded to the County Planning Commission or appropriate hearing body for final review and approval, as described in the Review Process for the Main Street District SPA.

(e) When major new development or major redevelopment of a site occurs, improvements in the public right-of-way and/or landscape setback areas shall conform to the streetscape design concepts and principles in Section 2.6 of the Fair Oaks Corridor Plan.

(f) General non-conforming, remodeling and demolition of non-conforming uses within the East Fair Oaks Boulevard, Manzanita and South Gateway Districts shall be dictated by the following provisions:

a. Non-conforming use in an existing building (Use/business previously permitted by right requires conditional use permit pursuant to this ordinance). The use/business can continue to operate indefinitely, or the same type of business/use may reoccupy the premises, as long as the vacancy period does not exceed 18 months for properties located in the East Fair Oaks Boulevard, Manzanita and South Gateway Districts. Extensions of the vacancy period may be approved by the Planning Commission.

SECTION 2: Title I, Chapter 10, Section 110-84.3 [deleted].
ZONING ORDINANCE AMENDMENT – REVISIONS TO THE COUNTY ZONING CODE
2009-ZOB-00184

Exhibit 3

[Map showing districts: Manzanita District, East Fair Oaks Boulevard District, Main Street District, South Gateway District, Fair Oaks Boulevard Corridor Plan]
SECTION 3: This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and, before expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor ________________, seconded by Supervisor ________________, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this _____ day of __________, 20____, by the following vote, to wit:

AYES: Supervisors
NOES: Supervisors
ABSENT: Supervisors
ABSTAIN: Supervisors

___________________________________________
CHAIRPERSON, Board of Supervisors
County of Sacramento, California

ATTEST: ________________________
CLERK OF THE
BOARD OF SUPERVISORS