
CITRUS ROAD PROPERTY SPECIAL PLANNING AREA

501-110. INTENT. It is the intent of the Board of Supervisors, in adopting this Special Planning Area Ordinance to allow development on the property, described in Section 501-115, which will buffer the future residential uses to the south from intrusion on the American River Parkway. It is also the intent of the Board of Supervisors to provide maximum protection to the American River Parkway by encouraging compatible development. To this end, the uses described in this Ordinance are provided.

501-111. DEVELOPMENT REVIEW. The properties described in Section 501-115 must follow all procedures of Section 235-20, et.seq., the Parkway Corridor (Combining Land Use Zone).

501-112. PERMITTED USES.

- (a) Those uses permitted in the GC (General Commercial) land use zone, Table II, Section 225-11 as provided in Section 225-14 of the Zoning Code, are permitted in the Special Planning Area.
- (b) The existing uses on the properties presently zoned M-2 shall continue until there is a change of ownership, at which time the uses shall conform to this Ordinance.

501-113. DEVELOPMENT AND PERFORMANCE STANDARDS.

- (a) There shall be no direct vehicle, or pedestrian, access from the parcels described in Section 501-115 to the American River Parkway, except those provided, or approved, by the Sacramento County Department of Parks and Recreation.
- (b) Any use which provides outdoor storage shall provide a landscape buffer of native plants, as provided under this Ordinance.
- (c) No signs shall be oriented to the Parkway. The signs provided on the individual uses shall conform to the requirements of the Business-Professional zone, Section 335-15.

501-114. FINDINGS. In adopting this Ordinance, the Board of Supervisors finds:

- (a) That the area described in Section 501-115 is comprised of parcels adjoining the American River Parkway, that the parcels provide a buffer to the Parkway from future residential, that the parcels provide two unique development opportunities.
- (b) That these special features cannot be adequately protected through the adoption of any other land use zone and its related development standards.
- (c) That the size of this Special Planning Area is sufficient to allow construction of several commercial projects, and that this construction will not constitute the granting of a special privilege, nor deprivation, of property rights.

- (d) That the uses permitted by this Ordinance will provide for a reasonable use of the land and will not cause undue hardship on property owners of the site.

