

## EDWARD KELLEY SCHOOL SPECIAL PLANNING AREA

501-150. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to protect the Edward Kelley School from encroachment by development which is incompatible with the continued use of the school as an education facility and historic landmark, while providing for a reasonable use of adjoining properties.

501-151. PERMITTED USES. Uses permitted on property described in Section 501-155 shall include those listed in Table II, Section 225-11 of the Sacramento County Zoning Code for the Business-Professional (BP) land use zone. Financial institutions with provisions for drive-up teller services shall be prohibited, except that a single drive-up window may be permitted subject to the issuance of a conditional use permit by the Project Planning Commission.

501-152. REVIEW BY APPROPRIATE AUTHORITY. Development may not take place on any property within the area described in Section 501-155, except that it conforms to the development criteria established below and is approved by the Board of Supervisors.

### 501-153. DEVELOPMENT AND PERFORMANCE STANDARDS.

- (a) Reference to BP land use zone. Unless otherwise specified herein, all development standards shall be those of the Business Professional (BP) land use zone as described in the Sacramento County Zoning Code.
- (b) There shall be a minimum 25 foot landscaping planter along all public street rights-of-way. There shall be an additional 15 foot landscaping planter adjacent to the parcel boundaries of the Edward Kelley School property. This requirement shall apply to both the school property and adjoining property, such that the total width of the landscaping buffer around the school shall be 30 feet. Landscape plants used in required planters shall consist of native species or others whose character is compatible with the historic nature of Edward Kelley School. Landscaping plans shall be approved by the Planning Director.
- (c) Buildings shall be one story in height, not to exceed 24 feet, except that two stories, not to exceed 40 feet, shall be permitted if designed in the same architectural style as Edward Kelley School and located at least 75 feet from any residential property line.
- (d) Fencing shall be provided as required in the BP zone, except that no fence over two and one-half feet in height shall be placed along any boundary adjoining Edward Kelley School.
- (e) The 20,000 square feet of Assessor's Parcel No. 068-020-14 (northern parcel) located west of the school site shall be used for parking, except for the landscaping required or for other open space uses.

501-154. FINDINGS.

- (a) The area included within this special planning area surround the Edward Kelley School, which has served as an education facility since 1863.
- (b) The continued use of the Edward Kelley School in a rural environment is threatened by demands for intensive urban uses of adjoining lands which, if permitted to continue, will lead to the ultimate destruction of the rural-historical nature of the school site. Current zoning alternatives do not provide the flexibility needed to allow development/conservation of adjoining lands which would lead to preservation of the openness around the Kelley School.
- (c) The special planning area will be approximately 12 acres in size, an area sufficiently large to accomplish the protection of the Kelley School environs while permitting reasonable development of adjoining parcels.
- (d) The list of permitted uses and the development criteria herein provide for reasonable uses of the land and will not result in undue hardship on property owners within the zone.

# SECTION 501-155

