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## FLORIN – FLORIN PERKINS ROAD SPECIAL PLANNING AREA

501-230. INTENT. It is the intent of the Board of Supervisors in adopting the Special Planning Area Ordinance to:

- (a) Provide for and to protect the existing cluster of residential uses.
- (b) Allow for existing and future commercial and industrial uses at appropriate locations.
- (c) Recognize the existing mix of residential, commercial and industrial uses and to limit the expansion of residential areas.
- (d) Locate future uses to reduce the noise impacts of industrial and commercial uses.
- (e) Give special attention to the problems that occur with the commingling of residential, commercial and industrial uses. Planning concerns such as: conflicts of use, mixing of industrial with residential traffic, offensive noise, odor, early and late operating hours, lack of esthetic controls, etc., can best be handled through the procedures herein provided.

501-231. USES. The property described in **Exhibit "A" & "B"** may be used as follows:

- (a) Commercial Uses. The area described on **Exhibit "A"** as "commercial" shall authorize the permitted and conditional uses for the LC (Limited Commercial) zone, enumerated on Table II, described in Sections 225-11, 12, 13 and 14 of the Sacramento County Zoning Code, and further subject to the provisions of this Ordinance.
- (b) **Commercial Uses for a portion of A.P.N. 064-0071-012.** The area hash-marked on **Exhibit "B"** and described as "commercial" shall be limited to R.V. storage only. All other LC uses listed in the Sacramento County Zoning Code enumerated on Table II, described in Section 225-11, 12, 13 and 14, shall be permitted on the remainder of the subject site.
- (c) Industrial Uses. The area described on **Exhibit "A"** as "industrial" shall authorize the permitted and conditional uses for the M-1 (Light Industrial) zone, enumerated on Table IV, described in Sections 230-11, 12 and 13 of the Sacramento County Zoning Code, and further subject to the provisions of this Ordinance.
- (d) Residential Uses. The area described on **Exhibit "A"** as "residential" shall authorize the permitted and conditional uses for the RD-5 (Residential Land Use) zone, enumerated on Table I, described in Sections 201-02, 03 and 04 of the Sacramento County Zoning Code, and further subject to the provisions of this Ordinance.

501-233. DEVELOPMENT PLAN. All commercial or industrial uses shall be regulated by the requirement of development plan approval as provided in this section.

- (a) Application. Applications for development plan approval shall be filed with the Planning and Community Development Department. The Department shall provide the application form(s).
- (b) Fee. A fee as designated shall be paid at the time of filing the application.
- (c) Environmental Review. If it is determined by the County Environmental Coordinator that the development plan is a project within the definition of the California Environmental Quality Act and county regulations implementing the Act, the processing of environmental documents may be required.
- (d) Content of the development plan. Each development plan shall contain not less than the following information: a map and associated documents which show the details of the proposed use, including lot lines, location of buildings, parking areas, common grounds, signs, elevations of proposed structures, existing and proposed physical features including topography, streets, tree cover, vegetation, a schedule for development, a discussion of materials to be used, and any additional information or materials required by the Planning Director.
- (e) Reviewing Agency. The Project Planning Commission shall review the development plan for consistency with the intent and standards of this Ordinance.
- (f) Conditions. The Project Planning Commission may approve the development plan subject to reasonable conditions.
- (g) Appeal. Any decision of the Project Planning Commission may be appealed as provided for and regulated by the Zoning Code.

501-234. INDUSTRIAL STANDARDS.

- (a) Lot Standards.
  - (1) Parcels with frontage on Florin Road or Florin-Perkins Road shall be subject to all of the requirements of Section 225-22 of this Code.
  - (2) All other industrial parcels shall be subject to the standards specified or incorporated into Sections 230-24 and 230-25 of this Code.
- (b) Height standard.

No structures are to be higher than 24 feet.

- (c) Development standard.
  - (1) Parcels with frontage on Florin Road or Florin-Perkins Road shall be subject to the development requirements of Title III of this Code.
  - (2) All other industrial parcels shall be subject to the requirements of Title III.
- (d) Landscaping. All industrial parcels, except those which have frontage on Florin or Florin-Perkins Roads, which have common boundaries with properties zoned in the residential classification as specified in Sections 101-23, 101-31 and 101-32 of this Code, shall fully landscape with appropriate irrigation the side or rear yard(s) which bounds the residentially classified property.
- (e) Barrier Wall. Industrial property subject to the provisions of Section 501-234, above, shall also erect a solid barrier wall along the boundaries determined by said Section, eight feet in height and constructed of wood, rock, brick, or other masonry material. A chain-link fence with slats is prohibited.
- (f) Signs.
  - (1) On-site Signs. All industrial parcels shall be subject to the provisions of Section 225-25 with regard to on-site signs.
  - (2) Off-site signs. No off-site signs are to be permitted.

501-235. COMMERCIAL STANDARDS. All commercial parcels are subject to the following standards:

- (a) Lot Standards. The provisions of Section 225-22 of this Code apply.
- (b) Height Standards. The provisions of Title III of this Code apply.
- (c) Development Standards. The provisions of Title III of this Code apply.
- (d) On-site Signs. The provisions of Title III of this Code apply.
- (e) Off-site Signs. No off-site signs are permitted.

501-236. RESIDENTIAL STANDARDS. All residential parcels are subject to the provisions of Section 215-50 of this Code.

501-237. FINDINGS.

- (a) The area included within the Special Planning Area has partially developed with uses that potentially can be incompatible without careful scrutiny of all future development by the appropriate authority.
- (b) Standard zoning regulations lack the ability to address each proposed use in relationship to the existing neighborhood and could result in conflicts of uses that could be detrimental to the health, safety, or well-being of the neighborhood.
- (c) The Special Planning Area will be of sufficient size to accomplish the protection of existing uses within the area and will not constitute the granting of a special privilege, nor deprivation, of property rights.
- (d) The permitted uses and the development guidelines contained herein provide for reasonable uses of the land and will not result in undue hardship on property owners within the zone.

Amended September 24, 2013

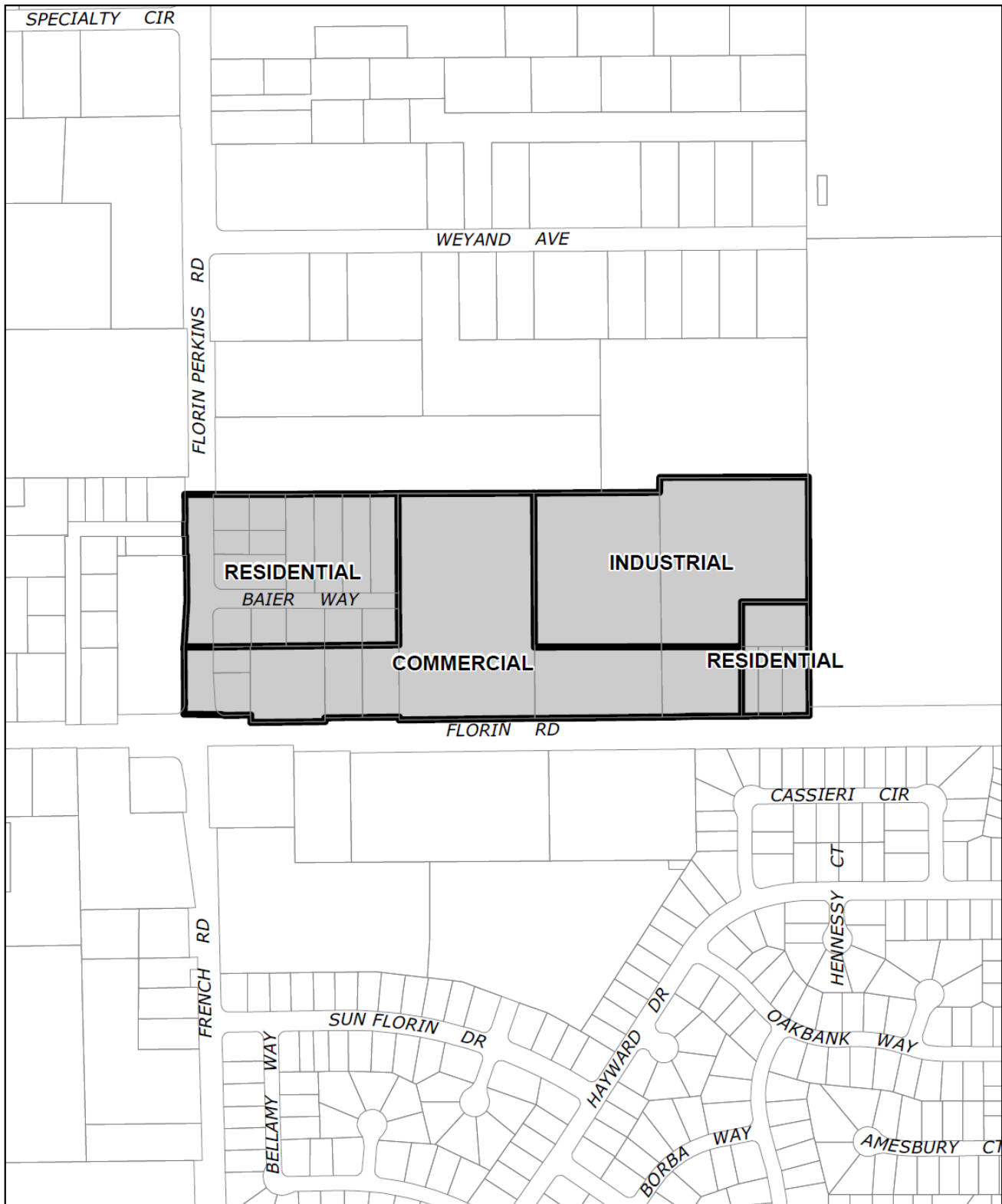


EXHIBIT A

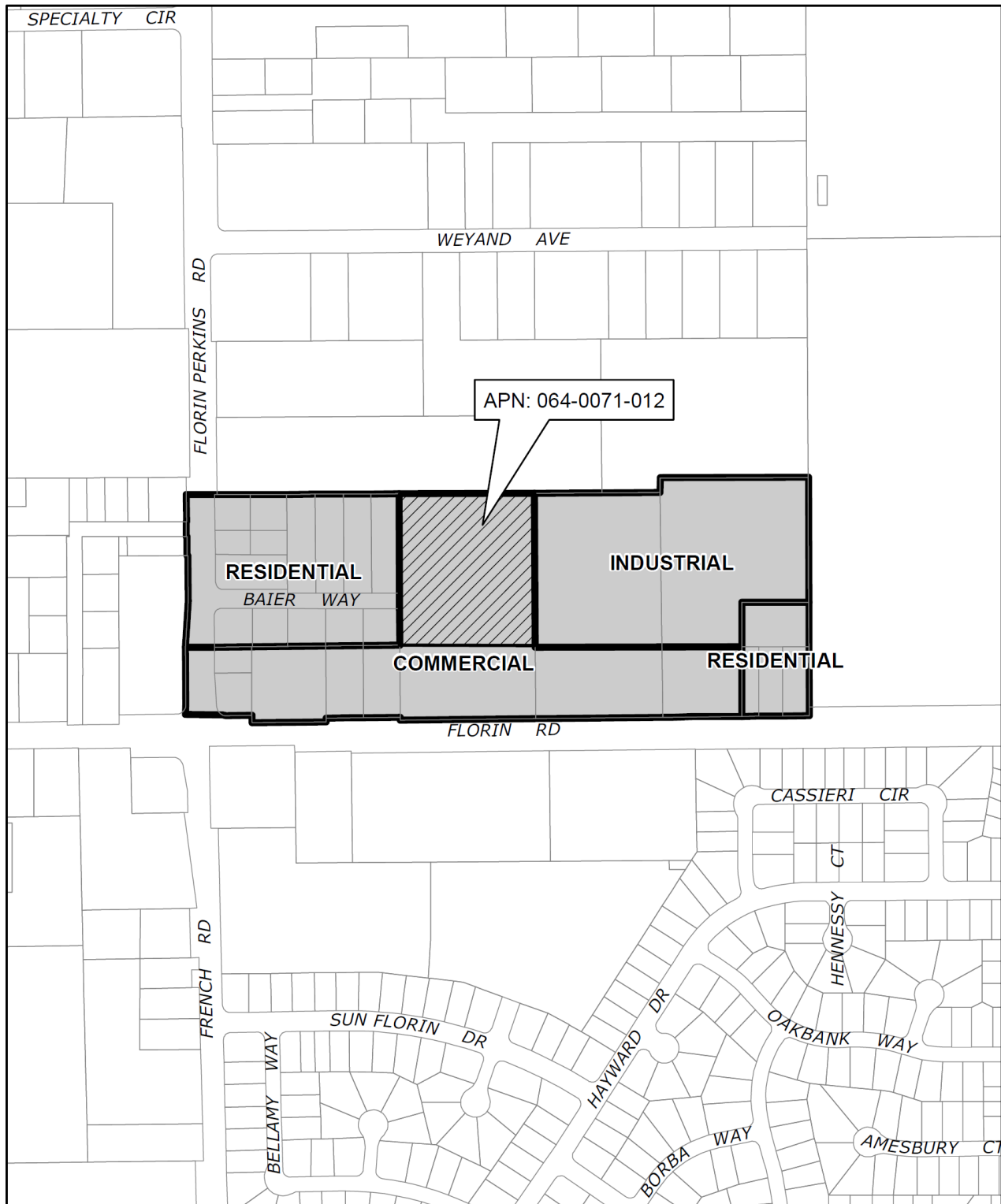


EXHIBIT B