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**CARMICHAEL CREEK NEIGHBORHOOD PRESERVATION AREA**  
(5-34-1)

534-10. **PURPOSE.** It is the purpose of the Board of Supervisors in adopting this Neighborhood Preservation Area Ordinance to preserve and protect the unique semi-rural residential character of the neighborhood described in Exhibit "A" and to further the purposes of the Carmichael Community Plan.

534-11. **APPLICABILITY.** The provisions of this Article shall apply to those properties described in Section 534-16. Unless otherwise specified in this Article, provisions of Title I, II, III of this Code shall apply.

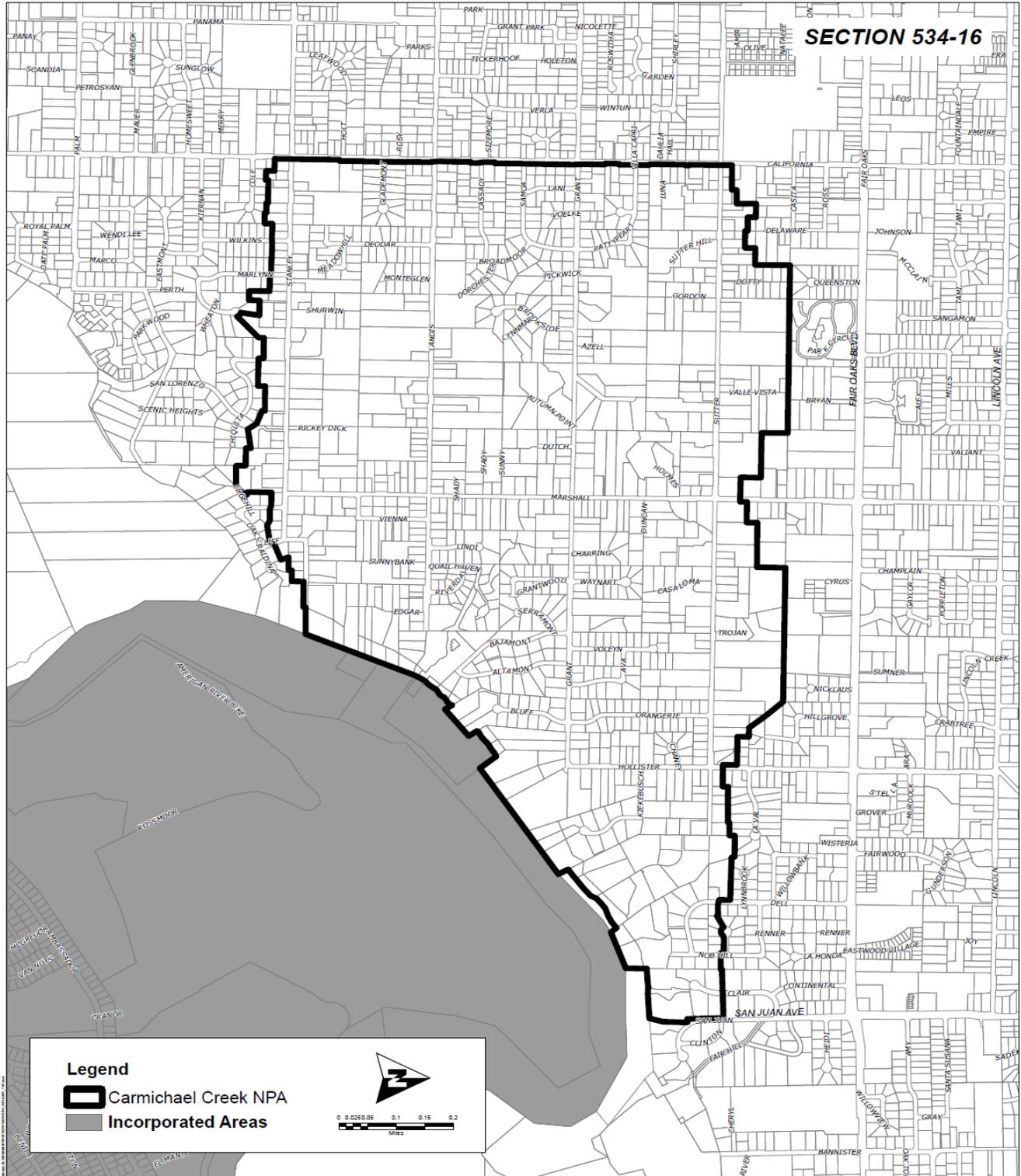
534-12. **EXHIBITS.** Section 534-16, described as property regulated by this Section and adopted by Ordinance, is incorporated herein and made a part of this Article.

534-13. **PERMITTED USES.** Those uses provided for by the underlying land use zones as defined in Section 201-02, Table I of this Code shall be permitted and conditionally permitted in the area described in Section 534-16.

534-14. **DEVELOPMENT STANDARDS.** The uses, conditions, and development standards applicable to the underlying zone shall be applicable to the property described in Exhibit "A".

534-15. **FINDINGS.** During the public hearings on this ordinance, the Planning Commission and Board of Supervisors determined that:

- (a) The area described in Section 534-16 is largely developed with single-family residential uses, which include agriculture, rural and open space.
- (b) The residential neighborhoods located in the area described in Section 534-16 are a long standing use in the area and have established boundaries and cohesion typical of such neighborhoods.
- (c) It is in the best interest of the residents of the area described in Exhibit "A" and the County of Sacramento that the semi-rural residential character of the existing neighborhoods be preserved, protected and maintained, by restricting development not consistent with the existing zoning designations.
- (d) The area described in Section 534-16 is of adequate size for development of projects pursuant to the terms of this ordinance, and the regulations contained herein will not constitute the granting of a special privilege nor deprivation of property rights.
- (e) This ordinance is consistent with the intent of the Carmichael Community Plan goals and objectives for preserving as much of the semi-rural open space as possible.



Carmichael Creek Neighborhood Preservation Area

