
MCCLELLAN PARK SPECIAL PLANNING AREA (AMENDED January 2019)

511-10. INTENT. It is the intent of the County Board of Supervisors in adopting this Special Planning Area (SPA) to facilitate conversion of the former McClellan Air Force Base (AFB) from a military facility to a modern, attractive, and economically viable industrial business park with a core of aviation, industrial, and related uses. In so doing, this SPA is intended to:

- Provide for the efficient reuse of existing McClellan facilities and high quality redevelopment of underutilized land and facilities.
- Promote an orderly, balanced, and integrated land use pattern that optimizes existing McClellan assets, supports sustainable land utilization, and enhances local and regional character, identity, and quality of development.
- Define permitted uses, development standards, performance standards, and design guidelines that provide flexibility in recognition of the unique and evolving conditions at McClellan Park generally consistent with the planning direction provided in the McClellan AFB Final Reuse Plan and the McClellan AFB Implementation Plan.

511-11. APPLICABILITY. The provisions of this Article shall apply to those properties depicted in Exhibit 1 and referred to as McClellan Park. McClellan Park includes 2,826.5 acres, of which 2,571.5 acres are located within the jurisdiction of the County of Sacramento and are subject to this SPA. McClellan Park is located approximately seven (7) miles northeast of downtown Sacramento and is bounded by the City of Sacramento to the west and southwest and the unincorporated areas of Rio Linda on the northwest and North Highlands on the east. Unless otherwise specified in this Article, provisions of the Sacramento County Zoning Code shall apply. To the extent that any provisions of this Article conflict with other provisions of the Zoning Code, the provisions of this Article shall prevail.

511-11.5. DEFINITIONS. Unless otherwise noted, definitions set forth in the Sacramento County Zoning Code apply. For the purposes of this Article, the following additional definitions apply:

McClellan Comprehensive Land Use Plan. Regulatory document that regulates land uses impacted by the McClellan airfield. The 2008 Draft CLUP is used for background information.

General Aviation – Public Use Airport. An area of land used or intended for use for the landing and takeoff of aircraft, airport buildings, or other appurtenant facilities and uses.

New Parking Area. Any area constructed for parking that did not previously exist as parking as of January 1, 2003.

511-12. EXHIBITS AND ATTACHMENTS. Exhibits 1 through 3, Table 1 through Table 8, Attachment A and Attachment B regulate property described in Exhibit 2 and are attached hereto and by this reference incorporated into this ordinance.

Exhibit 1	McClellan Park Special Planning Area Districts
Exhibit 2	McClellan Park SPA Open Space Corridor and Pedestrian Connection
Exhibit 3	Sacramento Air Depot Historic District
Table 1	Core Aviation/Industrial District Permitted Uses
Table 2	East McClellan District Permitted Uses
Table 3	South McClellan District Permitted Uses
Table 4	West McClellan District Permitted Uses
Table 5	General Development Standards
Table 6	Core Aviation/Industrial District Development Standards
Table 7	East McClellan District Development Standards (Amended 9/09)
Table 8	South McClellan District Development Standards
Table 9	West McClellan District Development Standards
Attachment A	Mitigation Monitoring and Reporting Program (MMRP)
Attachment B	McClellan Master Signage and Wayfinding Program

511-13. LAND USE DISTRICTS. The land use districts established by this SPA are the Core Aviation/Industrial District, East McClellan District, South McClellan District, and West McClellan District. The boundaries of these districts are depicted in Exhibit 2. These districts define areas of similar land use character within McClellan Park.

The provisions of this subsection describe the permitted and conditionally permitted uses in each district or subdistrict. Base-zoning designations are applied to subdistricts. The base zoning designations refer to the Sacramento County Zoning Code zoning designations. In some cases, more than one base-zoning designation is applied to a single subdistrict. In those cases, if a use is permitted in one base-zoning designation, and either not permitted or is conditionally permitted in the other, the use shall be permitted. Similarly, if a use is conditionally permitted in one base-zoning designation, and not permitted in the other, the use shall be conditionally permitted. Any associated Zoning Code provisions of the permitted or conditionally permitted uses within the applicable zoning designation shall apply to the extent that they do not conflict with the provisions of this SPA.

511-14. CORE AVIATION/INDUSTRIAL DISTRICT. This district is intended to accommodate aviation, aviation industrial, heavy industrial, and light industrial uses. This district is composed of two subdistricts as depicted in Exhibit 1. These subdistricts are the Airfield Subdistrict and the General Industrial Subdistrict. Uses permitted outside of the Approach/Departure Zone, as depicted in Exhibit 1, are shown in Table 1. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the McClellan Comprehensive Land Use Plan.

- (a) **Airfield Subdistrict.** This subdistrict includes the McClellan Park runway and associated safety areas as well as key segments of several taxiways that serve the runway. This subdistrict is intended to support operation of the airfield as a “General Aviation – Public Use” airfield. As listed in Tables 1-4, all facilities and uses existing within this subdistrict as of September 17, 1996 and subsequent uses approved by the Sacramento County Office of Planning and Environmental Review as of July 2018 are permitted. Uses permitted in the subdistrict are set forth in Table 1, Core Aviation/Industrial District Permitted Uses.
- (b) **General Industrial Subdistrict.** This subdistrict adjoins the airfield. This subdistrict provides for a variety of permitted light and heavy industrial uses including, but not limited to, industrial, fabrication, manufacturing, assembly, and research and development. It is intended that this subdistrict include medium and large-scale industrial uses that support and complement other industrial activities at McClellan Park. All facilities and uses existing within this subdistrict as of September 17 1996, and subsequent uses approved by the Sacramento County Office of Planning and Environmental Review as of July 2018, are permitted. Uses permitted in the subdistrict, are set forth in Table 1, Core Aviation/Industrial District Permitted Use, as well as any use permitted in the M-1, Light Industrial, and M-2 Heavy industrial zoning districts as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.

511-15. EAST MCCLELLAN DISTRICT. This district serves as the eastern gateway into McClellan Park and is intended to be the primary activity center at McClellan Park. This district accommodates business park and community support uses in a pedestrian-friendly, urban campus environment. This district is composed of four subdistricts as depicted in Exhibit 1. These subdistricts are the Community Support Subdistrict, Wherry Office Park Subdistrict, the Peacekeeper Office Subdistrict, and Mixed Use Development Subdistrict.

- (a) **Community Support Subdistrict.** This subdistrict provides for permitted residential, recreation, and commercial uses that support other uses within McClellan Park and in the adjacent community. This subdistrict is intended to serve as the primary amenity area for McClellan tenants, visitors, and the local community. All facilities and uses existing within this subdistrict as of September 17 1996, and subsequent uses approved by the Sacramento County Office of Planning and Environmental Review as of July 2018, are permitted. Uses permitted in the subdistrict are set forth in Table 2, East McClellan

District Permitted Uses, as well as any use permitted in the LC, Light Commercial zoning district as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.

- (b) **Wherry Office Park Subdistrict.** This subdistrict currently includes residential facilities. This subdistrict is intended to support continued residential use of these facilities and allow for future redevelopment of this area into a well-designed office or research and development park that complements adjacent community support uses. All facilities and uses existing within this subdistrict as of September 17 1996, and subsequent uses approved by the Sacramento County Office of Planning and Environmental Review as of July 2018, are permitted. Uses permitted in the subdistrict are set forth in Table 2, East McClellan District Permitted Uses, as well as any use permitted the RD-5, Residential through RD-20, Multiple Family Residential zoning districts as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.
- (c) **Peacekeeper Office Subdistrict.** This subdistrict provides for permitted office uses as well as a limited set of light industrial uses. This subdistrict is intended to support a variety of small and medium office and light industrial uses in a vibrant, urban setting that is well connected to the public transit system. All facilities and uses existing within this subdistrict as of September 17 1996, and subsequent uses approved by the Sacramento County Office of Planning and Environmental Review as of July 2018, are permitted. Uses permitted in the subdistrict are set forth in Table 2, East McClellan District Permitted Uses, as well as any use permitted the MP, Industrial-Office Park and M-1, Light Industrial land use zones as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.
- (d) **Mixed Use Development Subdistrict.** This subdistrict provides for permitted office and retail uses. This subdistrict is intended to support a variety of small and medium office and retail uses in a vibrant, urban setting that is well connected to the public transit system. All facilities and uses existing within this subdistrict as of September 17 1996, and subsequent uses approved by the Sacramento County Office of Planning and Environmental Review as of July 2018, are permitted. Uses permitted in the subdistrict, including any uses permitted in the Peacekeeper Office Subdistrict as set forth in Table 2, East McClellan District Permitted Uses, and any use permitted in the GC, General Commercial use zoning district as set forth in the Sacramento Zoning Code, Chapter 3, Table 3.2.5.

511-16. SOUTH MCCLELLAN DISTRICT. This district serves as the southern gateway into McClellan Park with excellent regional access from Interstate 80 via Winters Street. This district is intended to accommodate office, light industrial and related uses. All facilities and uses existing within this subdistrict as of September 17 1996, and subsequent uses approved by the Sacramento County Office of Planning and Environmental Review as of July

2018, are permitted. Uses permitted in the subdistrict are set forth in Table 3, South McClellan District Permitted Uses. Uses permitted in the subdistrict include any use permitted in the MP, Industrial-Office Park and M-1, Light Industrial zoning districts as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.

511-17. WEST MCCLELLAN DISTRICT. This district is intended to accommodate light industrial and office park uses. This district is composed of three subdistricts as depicted in Exhibit 1. These subdistricts are the Light Industrial Subdistrict, the Bell Avenue Industrial Office Park Subdistrict, and the Heavy Industrial Subdistrict.

- (a) **Light Industrial Subdistrict.** This subdistrict is intended to support a wide range of light industrial uses including, but not limited to, light manufacturing, assembly, research and development, warehouse and distribution, and outdoor storage. All facilities and uses existing within this subdistrict as of September 17 1996, and subsequent uses approved by the Sacramento County Office of Planning and Environmental Review as of July 2018, are permitted. Uses permitted in the subdistrict are set forth in Table 4, West McClellan District Permitted Uses. Uses permitted in the subdistrict include any use permitted in the M-1, Light Industrial zoning district as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.
- (b) **Bell Avenue Industrial Office Park Subdistrict.** This subdistrict is intended to support light industrial and office uses in a park-like setting. All facilities and uses existing within this subdistrict as of September 17 1996, and subsequent uses approved by the Sacramento County Office of Planning and Environmental Review as of July 2018, are permitted. Uses permitted in the subdistrict are set forth in Table 4, West McClellan District Permitted Uses. Uses permitted in the subdistrict include any use permitted in the MP Industrial-Office Park and the M-1 Light Industrial zoning districts as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.
- (c) **Heavy Industrial Subdistrict.** This subdistrict is intended to support a wide range of industrial uses including, but not limited to, manufacturing, assembly, research and development, warehouse and distribution, and outdoor storage. All facilities and uses existing within this subdistrict as of September 17 1996, and subsequent uses approved by the Sacramento County Office of Planning and Environmental Review as of July 2018, are permitted. Uses permitted in the subdistrict are set forth in Table 4, West McClellan District Permitted Uses. Uses permitted in the subdistrict include any uses permitted in the M-2 Heavy Industrial zoning district as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.

511-18. DESIGN REVIEW. Design review shall be conducted to ensure an orderly development pattern, facilitate good development practices, and maintain a harmonious character to the design and appearance of property and structures at McClellan Park.

- (a) **Applicability.** Prior to the issuance of any building permit, all public and private construction, development, redevelopment or improvement projects within the area shown in Exhibit 1 shall undergo Design Review as stated in Section 6.3.2. of the Sacramento County Zoning Code, excepting building demolition and subsequent site regrading and base infrastructure improvements. Design review will occur at the cost of the applicant. Projects requiring design review, located within the historic district as described in Exhibit 3 Sacramento Air Depot Historic District, whether discretionary or non-discretionary, shall require review and recommendation by the Design Review Advisory Committee (DRAC). For projects located in the Sacramento Air Depot Historic District, the County's Historic Review Official shall be in attendance at the DRAC meeting and provide input and recommendations on the basis of historic preservation. The final determination of the DRA or the recommendation of the DRAC shall be compliant with the recommendation provided by the Historic Review Official.
- (b) **Regulating Documents.** Design Review shall be based on the development standards as described in this SPA and the Countywide Design Guidelines. Where the SPA and the Design Guidelines conflict, the provisions of the SPA prevail.
- (c) **Pre-application Meeting.** Applicants, or their representatives, are encouraged to meet with the County staff and review their proposal well in advance of their plans to submit a request for a building permit. A pre-application conference is not a requirement of the design review process; however, receiving "early review and comment" may accelerate the timeframe associated with the formal review of an applicant's proposal.
- (d) **Application Submittal & Fees.** Applicants should refer to the Design Review Program application checklist for submittal requirements. Design Review will occur at the cost of the applicant. The applicant shall submit the application and project exhibits together with the payment of appropriate fees, to the Sacramento County Office of Planning and Environmental Review. Within 30 days after receiving the application for Design Review, the Planning Director, or designee, shall review the application for completeness. If determined not to be complete, the Planning Director, or designee may request additional information. The application for Design Review will not be deemed complete until all additional information that is required by the Planning Director has been received.
- (e) **Coordination with SACOG, Caltrans, and FAA.** During the preliminary review of a proposed project, Sacramento County Office of Planning and

Environmental Review staff shall coordinate with SACOG and Caltrans to confirm that the proposed use and plans are consistent with the CLUP and other applicable regulatory documents. Staff shall obtain documentation that SACOG and Caltrans do not object to the proposed plans. The project architect or applicant shall complete and submit the Federal Aviation Administration (FAA) Form 7460-1 to the Northern California office of the FAA and, after FAA review, shall submit to the Sacramento County Office of Planning and Environmental Review proof that the FAA does not object to the proposed plans.

- (f) **Authority, Findings, & Appeals.** The following provisions define the appropriate authority for conducting design review, the findings required for design review, and directions to appeal a determination:
- (1) See Section 6.3.2.E of the Sacramento County Zoning Code for appropriate authority to conduct Design Review.
 - (2) Findings Required for Approval. In approving a Design Review, the appropriate authority must find that the request complies with the intent and follows criteria of this ordinance, and that the design is consistent with the Development Standards of this SPA and the Countywide Design Guidelines. Findings and recommendations for consistency with the Design Guidelines are included in Section 6.3.2.F of the Sacramento County Zoning Code
 - (3) See Section 6.3.2.H of the Sacramento County Zoning Code for direction on appeals.

511-19. SPECIAL DEVELOPMENT PERMITS. If a proposed project within the McClellan SPA deviates from applicable development standards listed in this Ordinance a Special Development Permit is required in addition to Design Review. A Special Development Permit may be granted by the appropriate authority to provide greater flexibility from and alternatives to development standards, minimum lot area and lot width, minimum yard setbacks, building height and minimum landscaping requirements as described in Section 6.4.6 of the Sacramento Zoning Code.

511-20. PERMITTED AND CONDITIONALLY PERMITTED USES. McClellan is composed of districts, and subdistricts, as indicated by Exhibit 1 and described in Sections 511-13 through 511-17 of this SPA. Uses permitted in each district are set forth in Tables 1 through 4. Additional permitted or conditionally permitted uses are listed in Table 3.1 in Section 3.2.5 of the Sacramento County Zoning Code under the corresponding underlying zoning designation for each district. Temporary and Accessory uses may be authorized by the Zoning Administrator as provided for in Section 3.1.2.D. of the Sacramento County Zoning Code.

511-21. Temporary Use Permit. The following shall apply to the entire McClellan Park SPA. The Planning and Environmental Review (or designee) may approve a temporary use permit to allow the use of property for a period not to exceed seven (7) consecutive days or

a total of thirty (30) days in a given calendar year for exposition, concert, carnival, vaccination clinics, or amusement ride. Other activities may be authorized by the Directors (or designees) on a case-by-case basis. Temporary use permit applications will be reviewed in consultation with the Sacramento Metropolitan Fire District, Sheriff's Department, and the Public Works and Infrastructure, Transportation Division, Environmental Health Division, and other agencies as appropriate. Temporary use permits are not required when these uses are conducted within mall areas or in a completely enclosed building where such uses have already been designated as permitted. The temporary use, if other than in the commercial and industrial zones, shall be under the supervision of a public agency or an organization, school, or church which qualifies for an exempt fee license pursuant to the business license ordinance.

511-22. PERFORMANCE STANDARDS. Unless otherwise noted, the following performance standards must be met by all public and private development projects within the McClellan Park SPA. The time for compliance is set forth in each standard.

(a) **Public Facilities Provision and Financing.**

- (1) Core Aviation/Industrial District. Applications for subdivision maps, parcel maps, and special development permits shall be reviewed by the Public Works and Infrastructure for requirements pursuant to the adopted sewer, drainage, and circulation master plans. Specific requirements for construction will be to the satisfaction of the Public Works and Infrastructure, and entitlements shall be conditioned accordingly.
- (2) East McClellan District. Infrastructure improvements in this district shall be in accordance with the adopted Development Agreement as approved by the Sacramento County Board of Supervisors on December 11, 2002.
- (3) South McClellan District. Applications for subdivision maps, parcel maps, and special development permits shall be reviewed by the Public Works and Infrastructure for requirements pursuant to the adopted sewer, drainage, and circulation master plans. Specific requirements for construction will be to the satisfaction of Public Works and Infrastructure, and entitlements shall be conditioned accordingly.
- (4) West McClellan District. Applications for subdivision maps, parcel maps, and special development permits shall be reviewed by the Public Works and Infrastructure for requirements pursuant to the adopted sewer, drainage, and circulation master plans. Specific requirements for construction will be to the satisfaction of Public Works and Infrastructure, and entitlements shall be conditioned accordingly.

(b) **Rail Lines.**

- (1) All rail crossings, signalization, and signage shall be conforming to California Public Utility Commission standards.

(c) **Air Quality/Transportation Systems Management.**

- (1) Implement the McClellan Park Transportation Systems Management and Air Quality (AQ-15) Plan, dated October 29, 2002.
- (2) Implement the SMAQMD's Business Plan for operation of the Transportation Management Association.
- (3) Construction Equipment Mitigation. Comply with SMAQMD's Enhanced Exhaust Control Practices in the Guide to Air Quality Assessment in Sacramento County to reduce emissions from off-road diesel powered equipment during construction activities.

(d) **Noise.**

- (1) **All Districts, except Airfield Subdistrict.** Before issuance of any building permit for new residential or school uses, either construction of new buildings or conversion from a non-noise sensitive use, an acoustical analysis shall be conducted and an acoustical report prepared by a qualified acoustical consultant shall be submitted to the Office of Planning and Environmental Review (PER) PER will consult with the Planning Department on the adequacy of the acoustical report as part of the building permit review process. The acoustical report shall describe the potential aircraft noise levels and noise levels from Watt Avenue (if located within 300 feet of Watt Avenue) to which these uses will be exposed. The acoustical report will also include:

- a) A description of measures to be implemented to mitigate interior noise levels to Community Noise Equivalent Level (CNEL) 45 decibels or less for all noise sensitive uses. Noise sensitive uses include, but are not limited to, schools, hospitals, museums, libraries, churches, child care facilities, nursing care facilities, theater and motion picture uses, auditoriums, concert halls, amphitheaters and rooms designed for the purpose of sleep.
- b) A description of measures to be implemented to mitigate interior noise levels to CNEL 50 decibels or less for portions of buildings where the public is received, for office areas, and for any other areas designed for people to work or congregate.

The identified measures shall be implemented by the owner/developer of the subject building to ensure that interior noise levels are within the allowable measurements for the applicable uses.

- (2) **All Districts, except Airfield Subdistrict.** Before issuance of any building permit for all uses, the owner of the underlying property

shall, as a condition of development approval, dedicate to Sacramento County an aviation easement. Such aviation easement shall grant to McClellan Business Park, as the airport owner/operator, the right to permit aircraft operations, which may generate noise and vibration affecting the property.

(e) **Cultural Resources.**

- (1) Any future proposals for development/reuse (including remodeling and/or additions) within the defined Historic District as shown in Exhibit 3 shall be subject to review by the designated reviewing official pursuant to the Programmatic Agreement regarding preservation of the Historic District. If such proposals result in the potential for “substantial adverse change” to contributing structures, they will be forwarded to the County Department of Environmental Review and Assessment for CEQA review.
- (2) Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any demolition or construction activities, work shall be suspended and the County of Sacramento Office of Planning and Environmental Review (PER). shall be notified immediately. At that time, PER will coordinate any necessary investigation of the find with qualified archaeologists as needed. The owner/developer of the subject parcel shall be required to implement any mitigation deemed necessary for the protection of cultural resources. In addition, in accordance with §5097.97 of the California Public Resources Code and §7050.5 of the California Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be notified immediately. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

- (f) **Airfield Ground Support Equipment.** Airfield ground support equipment (GSE) is used to service aircraft and aviation equipment located on the McClellan airfield. All GSE purchased after January 1, 2003, equal to or exceeding 50 horsepower, shall be electric powered.

(g) **Other Utilities.**

- (1) Coordination with other utility providers for utility improvements should occur prior to issuance of necessary permits or approvals for the project.

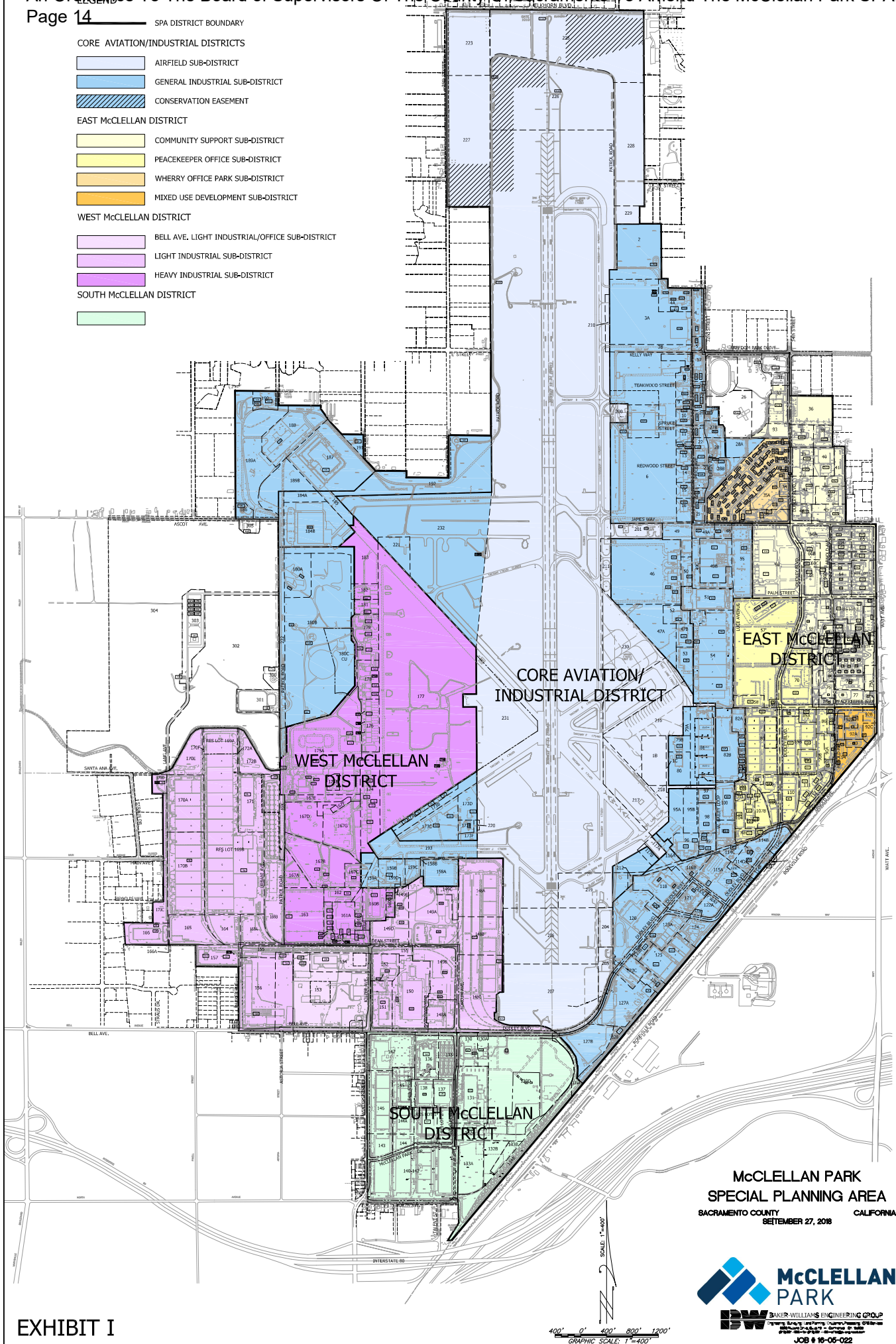
(h) **Mitigation Monitoring and Reporting Program.**

- (1) All development projects shall be consistent with the Mitigation Monitoring and Reporting Program (Exhibit A).

511-23. FINDINGS. During the public hearings on this ordinance, the Planning Commission and the Board of Supervisors found that:

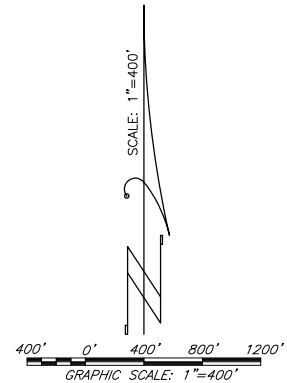
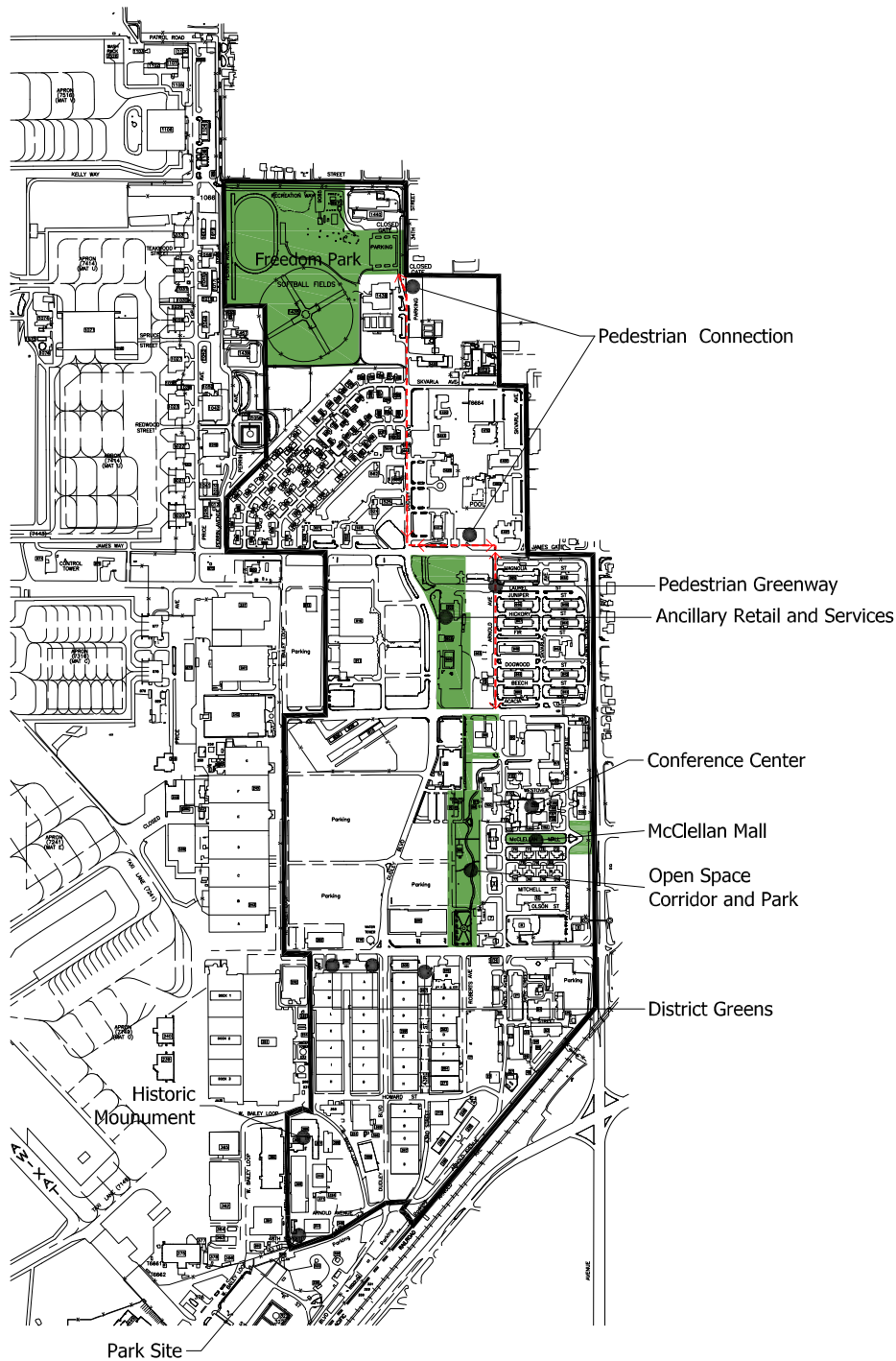
- (a) The area included within the SPA zoning district contains or will contain unusual or unique environmental, historical, architectural, economic development or other specified significant characteristics that justify the adoption of the SPA zoning district.
- (b) The unusual features cannot adequately be protected by the adoption of any other land use zones.

- SPA DISTRICT BOUNDARY
- CORE AVIATION/INDUSTRIAL DISTRICTS
- AIRFIELD SUB-DISTRICT
 - GENERAL INDUSTRIAL SUB-DISTRICT
 - CONSERVATION EASEMENT
- EAST MCCLELLAN DISTRICT
- COMMUNITY SUPPORT SUB-DISTRICT
 - PEACEKEEPER OFFICE SUB-DISTRICT
 - WHERRY OFFICE PARK SUB-DISTRICT
 - MIXED USE DEVELOPMENT SUB-DISTRICT
- WEST MCCLELLAN DISTRICT
- BELL AVE. LIGHT INDUSTRIAL/OFFICE SUB-DISTRICT
 - LIGHT INDUSTRIAL SUB-DISTRICT
 - HEAVY INDUSTRIAL SUB-DISTRICT
- SOUTH MCCLELLAN DISTRICT



MCCLELLAN PARK
 SPECIAL PLANNING AREA
 SACRAMENTO COUNTY
 SEPTEMBER 27, 2018
 CALIFORNIA





- McClellan Base Boundary
- SPA District Boundary

PROPOSED AMENDMENT McCLELLAN PARK SPECIAL PLANNING AREA DISTRICTS

SACRAMENTO COUNTY CALIFORNIA
SEPTEMBER 27, 2018



EXHIBIT II

JOB # 16-05-022

Sacramento Air Depot Historic District

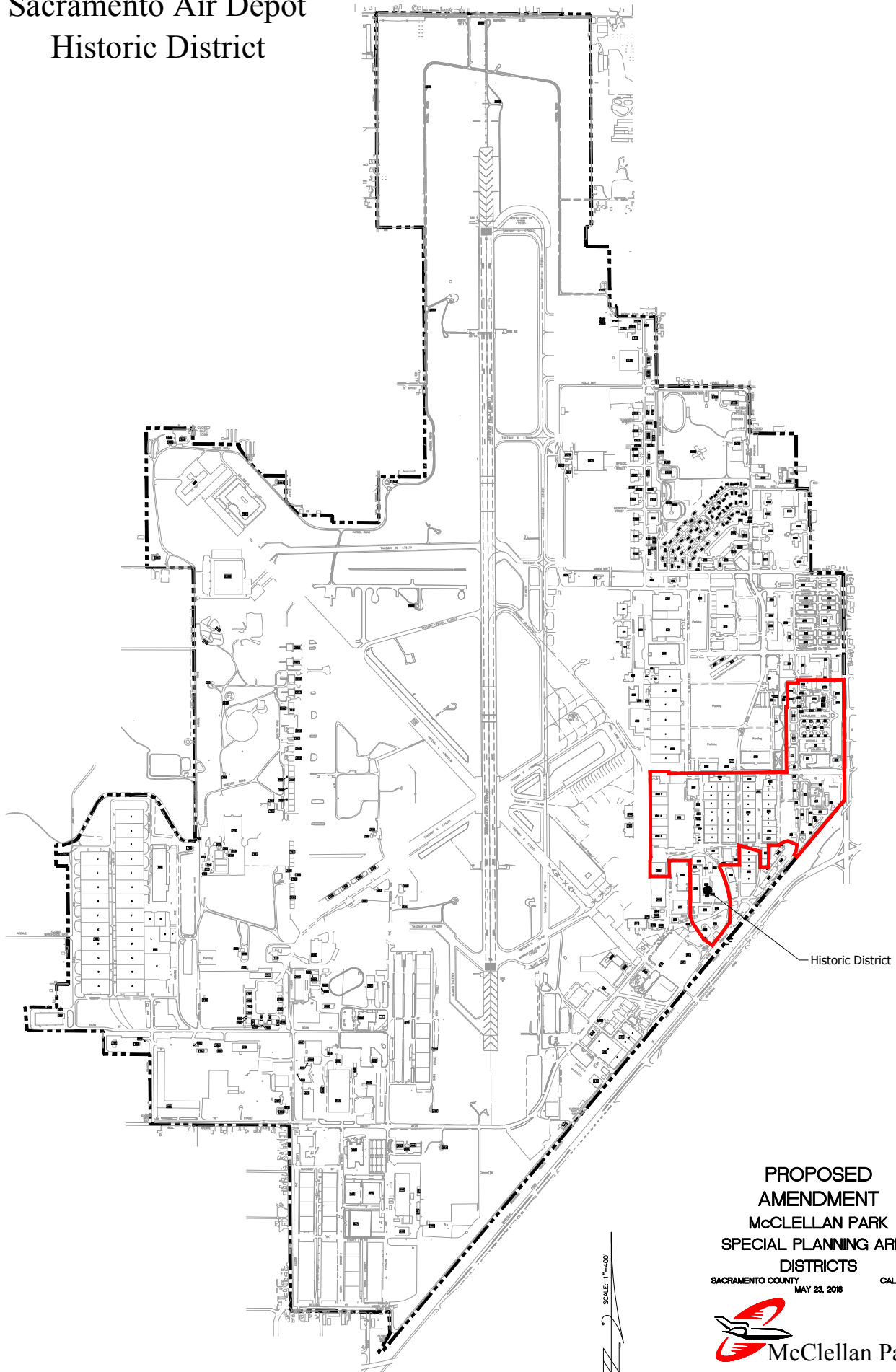


TABLE 1
CORE AVIATION/INDUSTRIAL DISTRICT PERMITTED USES

Use	Airfield Subdistrict	General Industrial Subdistrict
PERMITTED USES		
The following uses are permitted within the Core Aviation/Industrial District.		
AVIATION AND AVIATION INDUSTRIAL USES		
Public use airport	P	
Utilities and services that support operation and maintenance of the airport (e.g., navigational aids).	P	P
Aircraft Engine Testing	4	4
Aircraft maintenance and repair		P
Aircraft painting/depainting		P
Manufacturing processes supporting aircraft maintenance and repair and other industrial park uses (including machine shop work, painting/depainting and plating).		P
Hangars, shops, and storage of furnished parts, supplies, merchandise and equipment for aircraft and aircraft ground support equipment.	P	P
Aircraft maintenance and repair training facilities		P
Laboratory/Nuclear Laboratory, aircraft-related research and testing		17
Air cargo and aviation uses for tenants, owners, or other users of facilities at McClellan Park so long as such tenants, owners, or other users, in their operations at McClellan Park, are (i) not primarily engaged in the business of air shipment of cargo for third parties, or (ii) providing such services to third parties on a subscription, membership, fee or functional equivalent basis (variations to such uses are subject to Footnote 1).	P	P
Charter flights operated by tenants, owners, or other users of facilities at McClellan Park so long as such tenants, owners, or other users, in their operations at McClellan Park, are (i) not primarily engaged in the business of providing scheduled air transportation or air taxi services to the general public on a regularly scheduled basis, or (ii) providing such services to third parties on a subscription, membership, fee or functional equivalent basis (variations to such use are subject to Footnote 1).	P	P
Firefighting, disaster relief/response and other emergency related aviation and facility uses.	P	P
Bulk fuel storage and dispensing for aviation and aviation-related uses.	P	P
INDUSTRIAL USES (NON-AVIATION RELATED)		
Locomotive maintenance uses		18
Electronics technical lab / maintenance shop		5
Hazardous materials/munitions storage		6
Incinerator uses		7
Corporation yard		P
Research, development, and testing of electric vehicles, including the conversion of gasoline or diesel powered vehicles.		P
Offices, when incidental to a permitted use and does not exceed 25% of the total floor area of the permitted use.		P
Coffee shop, snack bar, delicatessen, cafeteria, newspaper and magazine stand when located as one tenant in a building and not occupying more than 15% of the total floor area.		P
Plastic manufacture subject to a Board of Supervisor over-ride of the McClellan Comprehensive Land Use Plan.		1

TABLE 1
CORE AVIATION/INDUSTRIAL DISTRICT PERMITTED USES

Use	Airfield Subdistrict	General Industrial Subdistrict
Use, generation, manufacture, refinement, production, processing, storage, or disposal of hazardous materials provided the use is located not less than five hundred (500) feet from the boundary line of a more restricted land use.		P
Medical research and development, nuclear research and development		8
COMMERCIAL USES		
Office and administrative uses		15
Automobile service station		2
Non-residential uses listed in Section 225-11 (Commercial Table)		2, 3
Personal Services – General (Laundry/Dry Cleaning)		12
Storage of Operable Boats, RVs, or Vehicles		11
RECREATION USES		
Event Center/Reception Hall/Conference Center		9
Entertainment / Recreation Uses including - General Recreation Facilities, Indoor or Outdoor		10
PUBLIC, CIVIC, AND INSTITUTIONAL USES		
Communication Uses and Facilities - Wireless Communication Facilities		13
Government and Local Agency Buildings and Uses, public JPA training facility/firing range	15	14
Wildlife and Small Animal Rehabilitation Facility		16
PROHIBITED USES		
The following uses are permitted within the Core Aviation/Industrial District		
Emergency Shelter		
Fraternity/Sorority House		
Cemetery		
Funeral Establishment		
Crematory		
Adult Business		
Hunting Club, Gun Club, Shooting Club, Outdoor		
Race Track		
Stadium		
Hookah / Smoking / Vape Lounges		
Borrow Mining, Short term		
Gas or Oil Well		
Surface Mining		
Animal Slaughter, Tannery, and Rendering		
BASE ZONING DISTRICT		
Where a given use is not listed above, the following base zoning districts apply.		
Base Zone	Airfield Subdistrict	General Industrial Subdistrict
M-1	No base zoning district	P
M-2	No base zoning district	P
SPECIAL CONDITIONS		
The following special conditions apply to the uses indicated by the corresponding number shown in Table 1.		

TABLE 1**CORE AVIATION/INDUSTRIAL DISTRICT PERMITTED USES**

Use	Airfield Subdistrict	General Industrial Subdistrict
(1) Permitted subject to issuance of a conditional use permit by the Board of Supervisors after a recommendation by the County Planning Commission.		
(2) Permitted subject to issuance of a conditional use permit by the County Planning Commission.		
(3) Permitted subject to review and approval by the McClellan Owners Association or Sacramento McClellan Airport Manager (or designee). Any such use located within the McClellan Clear Zone, as depicted in Exhibit 3, is also subject to review by the Airport Land Use Commission for compliance with the requirements of Federal Aviation Regulation (FAR) Part 77.		
(4) Aircraft engine testing is conditionally permitted provided that this use is located outside the Clear Zone as depicted in Exhibit 1 and at least five hundred (500) feet from the boundary of a more restrictive land use zone. Aircraft engine testing is subject to issuance of a conditional use permit by the Board of Supervisors after a joint recommendation by the Planning Director (or designee).		
(5) Permitted in Building #0350. For all other buildings and parcels, the base zone applies.		
(6) Permitted in Buildings #0378, #0411, #1211, #1212, #1213, #1214, #1215, #1216. For all other buildings and parcels, the base zone applies.		
(7) Permitted in Building #0326. For all other buildings and parcels, the base zone applies.		
(8) Permitted in Building #0258. For all other buildings and parcels, the base zone applies.		
(9) Permitted in Building #0242. For all other buildings and parcels, the base zone applies.		
(10) Permitted in Buildings #0242, #0243B, #0243C, #1111, #1112, #1405, #1406, #1434, #1436, #9076, #9078. For all other buildings and parcels, the base zone applies.		
(11) Permitted in Building #0251 – Dock 1 & 2. For all other buildings and parcels, the base zone applies.		
(12) Permitted in Building #0458. For all other buildings and parcels, the base zone applies.		
(13) Permitted in Buildings #0800, and #1082. For all other buildings and parcels, the base zone applies.		
(14) Permitted in Buildings #0693, #0710, #0712, #1074, #0960, #1088. For all other buildings and parcels, the base zone applies.		
(15) Permitted in Buildings #0256, #0315, #0360, #0364, #0377, #0385, #0411, #0412, #0429, #0444, #0445, #0800, #0912, #1010, #1016, #1017, #1019, #1025, #1026, #1030, #1031, #1040, #1041, #1043, #1044, #1082, #1104, #1108, #1206, #1207, #1208, #1209, #1439. For all other buildings and parcels, the base zone applies.		
(16) Permitted in Building #1210. For all other buildings and parcels, the base zone applies.		
(17) Permitted in Buildings #248, and #1080. For all other buildings and parcels, the base zone applies.		
(18) Permitted in Building #0412. For all other buildings and parcels, the base zone applies.		

TABLE 2
EAST MCCLELLAN DISTRICT PERMITTED USES

Use	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
PERMITTED USES				
The following uses are permitted in the East McClellan District.				
RESIDENTIAL AND OPEN SPACE USES				
Public parks and ancillary uses	P	P	P	P
Dormitory	4		5	P
Multifamily housing	P	6	P	P
OFFICE AND PROFESSIONAL USES				
Business and professional office	P	P	P	P
Computer programming, software, and design	P	P	P	P
Computer service and training	P	P	P	P
Data processing service	P	P	P	P
Data or call center	P	P	P	P
Laboratory, research and development	P	P		
Laboratory, medical, dental or optical	P	P	P	P
Studio - radio, television, recording	P	P	P	P
Trade school, vocational school, training facility, and job training uses	7		7	7
Coffee shop, snack bar, delicatessen, cafeteria, newspaper and magazine stand when located as one tenant in a building and not occupying more than 15% of the total floor area	P	P	P	P
Retail sales and service uses, when incidental to a permitted use and does not exceed 15% of the total floor area of the permitted use.		P	P	P
RETAIL SALES AND SERVICE USES				
Photocopy service or print shop	P	P	P	P
Newspaper/magazine stand	P	P	P	P
Health club/physical fitness facility	P			
Library	P			
Lodging, hotel and motel	P	1		
Conference and meeting facilities	P	P		
Child-care center	P	P	P	P
Post office	P			
Transit or commuter center	P		P	P
Bank, savings and loan, finance, loan and credit office	P	P		
Food production and wholesales			8	8
Entertainment / Recreation Uses including - General Recreation Facilities, Indoor or Outdoor	9			
Kennel, Cattery, Small Animal Boarding and Training	10			

TABLE 2
EAST MCCLELLAN DISTRICT PERMITTED USES

Use	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
INDUSTRIAL USES				
Assembly, Manufacturing, and Processing uses			11	11
Maintenance, Heavy Equipment Storage, Sales, Rental, Service, and Repair Yard			12	12
Warehouse/storage, service yard	13		P	P
Truck, Freight, or Draying Terminal			14	14
UTILITY AND PUBLIC SERVICE FACILITY USES				
Telecommunications facility	P	P	15	15
PARKING FACILITIES				
Parking lot	P	P	P	P
Parking garage. Multi-level facilities are subject to the conditions set forth in Zoning Code Sections 225-11 and 225-14.		2	2	
PROHIBITED USES				
The following uses are permitted within the East McClellan District				
Emergency Shelter				
Cemetery				
Fraternity/Sorority House				
Funeral Establishment				
Crematory				
Adult Business				
Card Room				
Stadium				
Hookah / Smoking /Vape Lounges				
Borrow Mining, Short term				
Gas or Oil Well				
Surface Mining				
Animal Slaughter, Tannery, and Rendering				
Junk Tire Handling				
BASE ZONING DISTRICT				
Where a given use is not listed above, the following base zoning districts apply.				
Base Zone	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
LC	P			
GC				P
RD-5		P		
RD-20		P		
RM-2		P		
MP			P	
M-1			P	

TABLE 2
EAST MCCLELLAN DISTRICT PERMITTED USES

Use	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
SPECIAL CONDITIONS				
The following special conditions apply to the uses indicated by the corresponding number shown in Table 2				
(1) Permitted subject to issuance of a conditional use permit by the Project Planning Commission.				
(2) Permitted subject to issuance of a minor use permit.				
(3) Permitted subject to issuance of a conditional use permit by the Zoning Administrator.				
(4) Permitted in Buildings #0922, #0924, #0941, #0942, #0944, #0945, #0946, #0947, #0948, #0949, #0950. For all other buildings and parcels, the base zone applies.				
(5) Permitted in Buildings #0520, #0521, #0522, #0523, #0524, #0525. For all other buildings and parcels, the base zone applies.				
(6) Permitted in Buildings #1300, #1301, #1302, #1303, #1304, #1305, #1306, #1307, #1308, #1309, #1310, #1311, #1312, #1313, #1314, #1315, #1316, #1317, #1318, #1319, #1320, #1322, #1323, #1324, #1325, #1326, #1327, #1328, #1329, #1330, #1331, #1332, #1333, #1334, #1335, #1336, #1337, #1338, #1339, #1340, #1341, #1342, #1343, #1344, #1345, #1346, #1347, #1348, #1349, #1350, #1351, #1352, #1353, #1354, #1355, #1356, #1357, #1358, #1359, #1360, #1361, #1362, #1363, #1364, #1365, #1366, #1367, #1368, #1369, #1370. For all other buildings and parcels, the base zone applies.				
(7) Permitted in Buildings #0008, #0029, #0338, #0355, #0358. For all other buildings and parcels, the base zone applies.				
(8) Permitted in Building #0368, #0563. For all other buildings and parcels, the base zone applies.				
(9) Permitted in Buildings #1405, #1406, #1434, #1435, #1436, #1438. For all other buildings and parcels, the base zone applies.				
(10) Permitted in Buildings #1445, #1446. For all other buildings and parcels, the base zone applies.				
(11) Permitted in Buildings #0054, #0055, #0056, #0058, #0262B, #0263B, #0263C, #0263D, #0264, #0269B, #0269C, #0269D, #0269E, #0269F, #0269G, #0269H, #0271, #0280. For all other buildings and parcels, the base zone applies.				
(12) Permitted in Buildings #0018, #0310. For all other buildings and parcels, the base zone applies.				
(13) Permitted in Buildings #0008, #0095, #0096, #0097, #0929, #1440. For all other buildings and parcels, the base zone applies.				
(14) Permitted in Building #0347. For all other buildings and parcels, the base zone applies.				
(15) Permitted in Building #0020. For all other buildings and parcels, the base zone applies.				

TABLE 3
SOUTH MCCLELLAN DISTRICT PERMITTED USES

Use	South McClellan District
PERMITTED USES	
The following uses are permitted within the South McClellan District.	
OFFICE AND PROFESSIONAL USES	
Business Services, General	1
Office and administrative	2
COMMERCIAL USES	
Coffee shop, snack bar, delicatessen, cafeteria, newspaper and magazine stand when located as one tenant in a building and not occupying more than 15% of the total floor area.	P
Retail sales and service uses, when incidental to a permitted use and does not exceed 15% of the total floor area of the permitted use.	P
Child care center when incidental to a permitted use and does not exceed 15% of the total floor area of the permitted use.	P
INDUSTRIAL USES	
Assembly, Manufacturing, and Processing – Heavy/Light	3
PROHIBITED USES	
The following uses are permitted within the South McClellan District	
Emergency Shelter	
Cemetery	
Fraternity/Sorority House	
Funeral Establishment	
Crematory	
Adult Business	
Card Room	
Stadium	
Hookah / Smoking /Vape Lounges	
Borrow Mining, Short term	
Gas or Oil Well	
Surface Mining	
Animal Slaughter, Tannery, and Rendering	
Junk Tire Handling	
BASE ZONING DISTRICT	
Where a given use is not listed above, the following base zoning districts apply.	
Base Zone	South McClellan Subdistrict
MP	P
M-1	P
SPECIAL CONDITIONS	
The following special conditions apply to the uses indicated by the corresponding number shown in Table 3	
(1) Permitted in Buildings #0600, #0618, #0620, #0628, #0637. For all other buildings and parcels, the base zone applies.	
(2) Permitted in Buildings #0600, #0618, #0620, #0628, #0637, #0642. For all other buildings and parcels, the base zone applies.	
(3) Permitted in Buildings #0600, #0616, #0619, #0637, #0640. For all other buildings and parcels, the base zone applies.	

TABLE 4
WEST MCCLELLAN DISTRICT

Use	Light Industrial Subdistrict	Bell Avenue Industrial Office Park Subdistrict	Heavy Industrial Subdistrict
PERMITTED USES			
The following uses are permitted within the West McClellan District.			
Use, generation, manufacture, refinement, production, processing, storage, or disposal of hazardous materials.	1		1
Government/Public and Local Agency Buildings and Uses	2		3
JPA training facility	2		
AVIATION AND AVIATION INDUSTRIAL USES			
Aircraft maintenance and repair	4		5
Aircraft painting/depainting	4		5
Manufacturing processes supporting aircraft maintenance and repair and other industrial park uses (including machine shop work, and plating).	4		5
Hangars, shops, and storage of furnished parts, supplies, merchandise and equipment for aircraft and aircraft ground support equipment.	4		5
Bulk fuel storage and dispensing for aviation and aviation-related uses.	6		7
OFFICE AND PROFESSIONAL USES			
Office and administrative	8	P	9
Separate restroom facility/building	10		11
Business Services, General	P		12
COMMERCIAL USES			
Storage of Operable Boats, RVs, or Vehicles	24		
INDUSTRIAL USES			
Bulk fuel storage, and dispensing to include CNG	13		14
Trade school, vocational school, training facility, and job training uses	15		
General Retail/Wholesales	16		
Archive/Museum facilities	17		
Use, generation, manufacture, refinement, production, processing, storage, or disposal of hazardous materials.	P	P	P
Heavy Equipment Storage, Sales, Rental, Service, and Repair Yard	18		19
Lumber Yard	20		
Waste Treatment /Facilities			21
Chemical storage/hazardous waste storage/disposal facility	22		23
PROHIBITED USES			
The following uses are permitted within the West McClellan District			
Drive-in theaters having three (3) or more screens, stadiums, circus, bottled gas and related storage (only if bulk petroleum storage involved, rubber fabrication, and storage and distribution of bottled gas (only if stored in bulk).			
Uses under the general category of Government Uses, Buildings and Airports that constitute jails, detention centers, or hospitals.			
Automobile, welding, machinery wrecking, used building material storage or junk yards			
Storage of dismantled vehicles unless the entire operation is conducted within a completely enclosed building.			
Smelting of Tin, Copper, Zinc, or Iron Ore			
Emergency Shelter			
Cemetery			

TABLE 4
WEST MCCLELLAN DISTRICT

Use	Light Industrial Subdistrict	Bell Avenue Industrial Office Park Subdistrict	Heavy Industrial Subdistrict
Fraternity/Sorority House			
Funeral Establishment			
Crematory			
Adult Business			
Hunting Club, Gun Club, Shooting Club, Outdoor			
Race Track			
Stadium			
Hookah / Smoking /Vape Lounges			
Borrow Mining, Short term			
Gas or Oil Well			
Surface Mining			
Animal Slaughter, Tannery, and Rendering			
Junk Tire Handling			
BASE ZONING DISTRICT			
Where a given use is not listed above, the following base zoning districts apply.			
Base Zone	Light Industrial Subdistrict	Bell Avenue Industrial Office Park Subdistrict	Heavy Industrial Subdistrict
MP		P	
M-1	P	P	
M-2			P
SPECIAL CONDITIONS			
The following special conditions apply to the uses indicated by the corresponding number shown in Table 4.			
(1) Permitted provided the use is located not less than five hundred (500) feet from the boundary line of a more restricted land use, and subject to the issuance of a conditional use permit by the Board of Supervisors after a recommendation by the appropriate authority. Building 781 will not require a conditional permit for these uses.			
(2) Permitted in Buildings #0684, #0685, #0686, #0696. For all other buildings and parcels, the base zone applies.			
(3) Permitted in Building #0737. For all other buildings and parcels, the base zone applies.			
(4) Permitted in Buildings #0674, #0778. For all other buildings and parcels, the base zone applies.			
(5) Permitted in Buildings #0690, #0704, #0707, #0708, #0711, #0721, #0722, #0723, #0738, #0751, #0752, #0753, #0754, #0755, #0756, #0757, #0758, #0762, #0763, #0764, #0765, #0766, #0767, #0770, #0771, #0772, #0773, #0774, #0778, #7600, #7605, #7606, #9032, #9035, #9036, #9040, #9051, #9072. For all other buildings and parcels, the base zone applies.			
(6) Permitted in Building #0683. For all other buildings and parcels, the base zone applies.			
(7) Permitted in Buildings #1060, #7601, #7602, #7604. For all other buildings and parcels, the base zone applies.			
(8) Permitted in Buildings #0686, #0698, #0700. For all other buildings and parcels, the base zone applies.			
(9) Permitted in Buildings #0704, #0731. For all other buildings and parcels, the base zone applies.			
(10) Permitted in Building #0671. For all other buildings and parcels, the base zone applies.			
(11) Permitted in Buildings #0720, #0736. For all other buildings and parcels, the base zone applies.			
(12) Permitted in Building #0707. For all other buildings and parcels, the base zone applies.			
(13) Permitted in Buildings #0655, #0683. For all other buildings and parcels, the base zone applies.			
(14) Permitted in Buildings #0707, #0708. For all other buildings and parcels, the base zone applies.			
(15) Permitted in Buildings #0786I, #0786J, #0786K. For all other buildings and parcels, the base zone applies.			
(16) Permitted in Building #0700. For all other buildings and parcels, the base zone applies.			
(17) Permitted in Buildings #0786I, #0786J, #0786K. For all other buildings and parcels, the base zone applies.			
(18) Permitted in Buildings #0654, #0655. For all other buildings and parcels, the base zone applies.			
(19) Permitted in Buildings #0704, #0711, #0714, #0725. For all other buildings and parcels, the base zone applies.			
(20) Permitted in Building #0709. For all other buildings and parcels, the base zone applies.			
(21) Permitted in Buildings #0715, #0717, #0718. For all other buildings and parcels, the base zone applies.			
(22) Permitted in Building #0781. For all other buildings and parcels, the base zone applies.			
(23) Permitted in Buildings #0789, #0792. For all other buildings and parcels, the base zone applies.			
(24) Permitted in Building #783. For all other buildings and parcels, the base zone applies.			

511-23. DISTRICT DEVELOPMENT STANDARDS. All existing facilities and uses as of July 2018 shall be considered legal nonconforming with respect to setback, height, parking, parking lot lighting, landscaping, parking lot shading, and signage. Subject to the forgoing, to the extent that a discretionary process is necessary, special considerations may be given with respect to County standards due to the layout of existing facilities and land uses (e.g., for parcelization plans, variance applications, etc.). The following set forth development standards for each district within the McClellan Park SPA for construction of new facilities and expansion of existing facilities where the cumulative floor area of all expansions exceeds an increase of ten (10) percent over the floor area as of January 1, 2003. Appropriate sections of the Sacramento County Zoning Code are referenced wherever existing regulations apply; otherwise, new standards have been developed for the SPA.

- (a) **General Development Standards.** General development standards are set forth in Table 5, General Development Standards.
- (b) **Core Aviation/Industrial District.** Development standards are set forth in Table 6, Core Aviation/Industrial District Development Standards.
- (c) **East McClellan District.** Development standards are set forth in Table 7, East McClellan District Development Standards.
- (d) **South McClellan District.** Development standards are set forth in Table 8, South McClellan District Development Standards.
- (e) **West McClellan District.** Development standards are set forth in Table 9, West McClellan District Development Standards.

TABLE 5
GENERAL DEVELOPMENT STANDARDS

Unless otherwise noted, the following standards shall apply to all construction of new facilities and expansion of existing facilities where the cumulative floor areas of all expansions exceeds an increase of ten (10) percent over the floor area as of January 1, 2003.

Subject	Standard
Stormwater Quality Features	<p>Stormwater quality features shall be incorporated pursuant to the current Sacramento Stormwater Quality Design Manual and require approval by the Sacramento County Department of Water Resources. If vegetative swales and/or filters are required, then the following standards shall apply to integrate the stormwater quality measures, the Water Conservation Ordinance, and parking lot shade requirements:</p> <ul style="list-style-type: none"> a) Vegetative swales/filters are the preferred method for parking lot stormwater quality control. Alternative stormwater treatment controls allowed under the Sacramento Stormwater Quality Design Manual shall be justified at the improvement plan submittal, to the satisfaction of the Department of Water Resources. Vegetative swales and/or filters must maintain a planted width of 10 feet. b) Plant material for vegetative swales and/or filters shall conform to those listed in the Sacramento Stormwater Quality Design Manual, or to the satisfaction of the Department of Water Resources (DWR). c) If trees are installed in the vegetative swales and/or filters, then root control barrier shall be installed around the perimeter of the parking areas to maximize the planting area. d) Trees shall be planted a minimum of 18 inches outside the flow line of the vegetative swale and/or filter. e) Curb stops shall be placed in parking stalls where trees are located in a planting area that is directly in front of the parking stall, in order to protect the trees from injury by vehicles. Curb stops are not required where trees align with striping between parking stalls.
Loading Docks	Loading docks shall be located and/or screened in such a manner as to minimize visibility from any public street when adjacent to a non-industrial use.
Bus Turnouts	Bus turnouts shall be provided along major streets to the satisfaction of Public Works and Infrastructure, and the Regional Transit Agency.
Crime Prevention	Crime prevention design features recommended by the Sheriff Department's Crime Prevention Unit shall be incorporated into future development to the extent feasible.
Fire Safety	Access arrangements and fire hydrants shall be provided to the satisfaction of the fire district prior to any combustible construction.
Site Furnishings	Site furnishings, including bus shelters, benches, trash receptacles, bollards, and other elements, shall be coordinated with buildings and other structural streetscape features through use of similar materials and style.
Signage	Signage within the established historic district shall be in compliance with the adopted preservation covenant with the January 1999 Programmatic Agreement regarding the treatment and preservation of the Sacramento Air Depot Historic District. All signage shall conform to the County visibility standards for driveways and street intersections as found in the County Improvement Standards.
Dust Control Measures	Individual construction projects shall implement the following dust control measures: (1) All exposed soil and on-site construction roads shall be watered as needed to control fugitive dust. (2) All stockpiled soils shall be enclosed, covered, or watered as needed to control fugitive dust. (3) All inactive portions of the construction site shall be watered, reseeded, or otherwise stabilized using methods such as Air Quality Management District approved soil binders or jute netting as needed to control fugitive dust.

TABLE 5
GENERAL DEVELOPMENT STANDARDS

Unless otherwise noted, the following standards shall apply to all construction of new facilities and expansion of existing facilities where the cumulative floor areas of all expansions exceeds an increase of ten (10) percent over the floor area as of January 1, 2003.

Subject	Standard
Site Lighting	General site lighting standards are as outlined below: (1) Building and driveway entries, pedestrian walkways, plazas, and other activity areas shall be illuminated. (2) Site lighting shall be coordinated architecturally with buildings and other structural streetscape features and have similar materials and style. (3) Pedestrian-scale light standards shall be used adjacent to buildings and within parking areas.
Building Exteriors	General architectural standards are as outlined below. (1) To the extent feasible, building entrances shall be visible from the street and accessible from parking lots. (2) Large, continuous surface treatments of a single material shall be minimized. (3) Street-facing walls shall be articulated with recessed bays or other relief to avoid visual monotony. (4) Rooftop mechanical equipment shall be screened as not to be visible from ground level.

TABLE 6
CORE AVIATION/INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

	Airfield Subdistrict	General Industrial Subdistrict
Existing Buildings, Structures, and Parking	All existing buildings, structures, and parking shall be considered legal nonconforming; with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings, structures, and parking shall be considered legal nonconforming; with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.
Height	Building Height Standards, Section 5.6 of the Zoning Code; M-1 and M-2 standards apply where referenced with the following exceptions: (1) buildings with structure maximum heights shall not exceed height limits designated in the McClellan Comprehensive Land Use Plan.	Building Height Standards, Section 5.6 of the Zoning Code; M-1 and M-2 standards apply where referenced with the following exceptions: 1) building and structure maximum heights shall not exceed height limits designated in the McClellan Comprehensive Land Use Plan.
Lot Size	No minimum required.	No minimum required.
Lot Frontage, width and depth	No minimum required.	No minimums required.
Setbacks and Yards	Industrial Development Standards Section 5.6 of the Zoning Code; M-1 and M-2 standards apply where referenced.	Industrial Development Standards Section 5.6 of the Zoning Code; M-1 and M-2 standards apply where referenced with the following exception: (1) A rear and/or side yard shall not be required except where the rear and/or side of a lot abuts a lot in the East McClellan District, in which case there shall be a rear and/or side yard of not less than 15 feet.
Landscaping	Industrial Development Standards Section 5.2.4 of the Zoning Code; M-1 and M-2 standards apply where referenced.	Industrial Landscaping Standards Section 5.2.4 of the Zoning Code; M-1 and M-2 standards apply where referenced with the following exceptions: (1) 25' front and side street yard standards apply for all properties adjoining Dudley Boulevard, north side of Dean Street, Price Street, and Perrin Avenue for new building construction.
Parking	Parking Standards, Section 5.9 of the Zoning Code, with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to new parking.	Parking Standards, Section 5.9 of the Zoning Code, with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceeds ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to new parking.

TABLE 6
CORE AVIATION/INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

	Airfield Subdistrict	General Industrial Subdistrict
On-site signs	Signs - Section 5.10 of the Zoning Code, and the McClellan Master Signage and Wayfinding Program shall apply.	Signs - Section 5.10 of the Zoning Code, and the McClellan Master Signage and Wayfinding Program shall apply.
Walls and Fences	<p>Regulations Pertaining to Walls and Fences, Section 5.2.5 D Commercial and Industrial Fences of the Zoning Code; standards apply where referenced.</p> <p>1. Front and Side Street Yards. Fences are not permitted, except that maximum 8' in height open ornamental fences such as wrought iron are permitted on the property line along a public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscaping.</p>	<p>Regulations Pertaining to Walls and Fences, Section 5.2.5 D Commercial and Industrial Fences of the Zoning Code; M-1 and M-2 standards apply where referenced.</p> <p>Commercial and Industrial Fences</p> <p>1. Front and Side Street Yards. Fences are not permitted, except that maximum 8' in height open ornamental fences such as wrought iron are permitted on the property line along a public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscape setbacks.</p> <p>2. Adjacent to Residential and Agricultural-Residential Zones. A masonry wall of at least six (6) feet in height shall be provided along the interior property lines for all industrial, commercial, and mixed-use projects when located adjacent to residential and agricultural-residential zoning districts, except where pedestrian connections are needed.</p> <p>3. No fencing requirements for interior yards for commercial and industrial uses not located adjacent to Residential and Agricultural-Residential Zones.</p> <p>4. Fencing in the M-1 and M-2 zones may have an additional three (3) feet of wire fencing placed on top of a fence to a maximum overall height of nine (9) feet is allowed. This is not permitted within the front and side street yards.</p> <p>5. Commercial and Industrial Screen Fences, Section 5.2.5.D of the Zoning Code.</p> <p>a. Outdoor storage of materials and equipment shall be located within the buildable portion of the lot, and be fenced with a maximum 8' high open security fence.</p>
Trash and Recycling Containers and Enclosures	Industrial Standards, Section 5.6 of the Zoning Code.	Industrial Standards, Section 5.6 of the Zoning Code.
Lighting	Industrial Development Standards, Section 5.6.2 of the Zoning Code.	Industrial Development Standards, Section 5.6.2 of the Zoning Code.

TABLE 6 CORE AVIATION/INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS		
	Airfield Subdistrict	General Industrial Subdistrict
Loading Areas	Industrial Standards, Section 5.6.2 of the Zoning Code.	Industrial Standards, Section 5.6.2 of the Zoning Code.

TABLE 7
EAST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
Existing Buildings, Structures, and Parking	All existing buildings, structures, and parking shall be considered legal nonconforming with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings, structures, and parking shall be considered legal nonconforming with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings, structures, and parking shall be considered legal nonconforming with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings, structures, and parking shall be considered legal nonconforming with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.
Height	Building Height Standards, Section 5.5.2 of the Zoning Code; LC standards apply.	Applicable standards are based on use. For residential uses, development standards associated with the proposed density apply. Building Height Standards for residential uses, Sections 5.4.2, and 5.4.3 of the Zoning Code apply. For all other uses LC standards apply, Section 5.5.2 of the Zoning Code.	Applicable standards are based on use. For residential uses, development standards associated with the proposed density apply. Building Height Standards for residential uses, Sections 5.4.2, and 5.4.3 of the Zoning Code apply ; For all other uses MP standards apply, Section 5.6.2 of the Zoning Code.	Applicable standards are based on use. For commercial development standards, Building Height Standards, Section 5.5.2 of the Zoning Code applies. For mixed-use development standards, Section 5.7.3 of the Zoning Code applies; For all other uses GC standards apply.
Lot Size	No minimum required.	No minimum required.	No minimum required.	No minimum required.
Lot Frontage, width and depth	No minimums required.	No minimums required.	No minimums required.	No minimums required.

TABLE 7
EAST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
Setbacks and Yards	Applicable standards are based on use. If deemed a residential use, then residential development standards apply, Section 5.4 of the Zoning Code. If deemed a commercial use, then commercial development standards apply, Section 5.5 of the Zoning Code; Commercial standards apply where referenced with the following exception: (1) there shall be a rear yard and interior side yard of at least 25 feet between any structure and the boundary line of any adjacent residential or open space use. Where standards conflict, the setback will be determined based on the classification of use on the property.	Applicable standards are based on use. If deemed an office use, then commercial development standards apply, Section 5.5 of the Zoning Code. If deemed a residential use, then residential development standards apply, Section 5.4 of the Zoning Code; Commercial standards apply where referenced with the following exception: (1) there shall be a rear yard and interior side yard of at least 25 feet between any structure and the boundary line of any adjacent residential or open space use. Where standards conflict, the setback will be determined based on the classification of use on the property.	Applicable standards are based on use. If deemed an office use, then commercial development standards apply, Section 5.5 of the Zoning Code. If deemed a light industrial use, then industrial development standards apply, Section 5.6 of the Zoning Code; Commercial standards apply where referenced with the following exceptions: (1) there shall be a rear yard and interior side yard of at least 25 feet between any structure and the boundary line of any adjacent residential or open space use; (2) front and side street yards of at least 13 feet are permitted along Dudley Boulevard and Arnold Avenue. Where standards conflict, the setback will be determined based on the classification of use on the property.	Office and Retail Development Standards, Section 5.5 of the Zoning Code, commercial development standards apply. Where standards conflict, the setback will be determined based on the classification of use on the property.
Landscaping	Residential and Commercial Development Standards, all refer to Section 5.2.4 of the Zoning Code, for General Landscape Standards. Where standards conflict, the landscaping standards will be determined based on the classification of use on the property.	Office and Residential Development Standards, refer to Section 5.2.4 of the Zoning Code, for General Landscape Standards. Where standards conflict, the landscaping standards will be determined based on the classification of use on the property.	Office and Light Industrial Development Standards, refer to Section 5.2.4 of the Zoning Code, for General Landscape Standards. Where standards conflict, the landscaping standards will be determined based on the classification of use on the property.	Office and Retail Development Standards, refer to Section 5.2.4 of the Zoning Code for General Landscape Standards, and Section 5.7.3 for Mixed-Use General Landscape Standards. Where standards conflict, the landscaping standards will be determined based on the classification of use on the property.

TABLE 7
EAST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
Parking	Parking Standards, Section 5.9 of the Zoning Code apply, with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to new parking.	Parking Standards, Section 5.9 of the Zoning Code apply, with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to new parking.	Parking Standards, Section 5.9 of the Zoning Code apply, with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to new parking.	Parking Standards, Section 5.9 of the Zoning Code apply, with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to new parking.
On-site signs	All signage shall be in conformance with Sign Regulations, Section 5.10 of the Zoning Code, and the McClellan Park Wayfinding and Signage Master Plan.	All signage shall be in conformance with Sign Regulations, Section 5.10 of the Zoning Code, and the McClellan Park Wayfinding and Signage Master Plan.	All signage shall be in conformance with Sign Regulations, Section 5.10 of the Zoning Code, and the McClellan Park Wayfinding and Signage Master Plan.	All signage shall be in conformance with Sign Regulations, Section 5.10 of the Zoning Code, and the McClellan Park Wayfinding and Signage Master Plan.
Walls and Fences	Regulations Pertaining to Walls and Fences, General, Residential, and Commercial Development Standards, Sections 5.2.5A, 5.2.5.B, and 5.2.5D of the Zoning Code apply; general, residential, and commercial zone standards apply where referenced. Where standards conflict, the standard will be determined based on the classification of use on the property.	Regulations Pertaining to Walls and Fences, General, Residential, and Commercial Development Standards, Sections 5.2.5A, 5.2.5.B, and 5.2.5D of the Zoning Code; general, residential, and commercial zone standards apply where referenced. Where standards conflict, the standard will be determined based on the classification of use on the property.	Regulations Pertaining to Walls and Fences, General, Residential, Commercial, and Industrial Development Standards, Sections 5.2.5A, 5.2.5.B, and 5.2.5D of the Zoning Code; general, residential, commercial, and industrial zone standards apply where referenced. Where standards conflict, the standard will be determined based on the classification of use on the property.	Regulations Pertaining to Walls and Fences, General, Residential, and Commercial Development Standards, Sections 5.2.5A, 5.2.5.B, and 5.2.5D of the Zoning Code; general, residential, and commercial zone standards apply where referenced. Where standards conflict, the standard will be determined based on the classification of use on the property.

TABLE 7
EAST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
Trash and Recycling Containers and Enclosures	Applicable standards are based on use. If deemed a residential use, then residential development standards apply, Section 5.4 of the Zoning Code. If deemed a commercial use, then commercial development standards apply, Section 5.5 of the Zoning Code. Where standards conflict, the standard will be determined based on the classification of use on the property.	Applicable standards are based on use. If deemed an office use, then commercial development standards apply, Section 5.5 of the Zoning Code. If deemed a residential use, then residential development standards apply, Section 5.4 of the Zoning Code. Where standards conflict, the standard will be determined based on the classification of use on the property.	Applicable standards are based on use. If deemed an office use, then commercial development standards apply, Section 5.5 of the Zoning Code. If deemed a light industrial use, then industrial development standards apply, Section 5.6 of the Zoning Code. Where standards conflict, the standard will be determined based on the classification of use on the property.	Mixed-Use Development Standards, Section 5.7 of the Zoning Code. Where standards conflict, the standard will be determined based on the classification of use on the property.

TABLE 8
SOUTH MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Industrial Office Park Subdistrict
Existing Buildings, Structures, and Parking	All existing buildings, structures, and parking shall be considered legal nonconforming with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.
Height	Building Height Standards, Section 5.5 and 5.6 of the Zoning Code with the following exception: (1) building and structure maximum heights shall not exceed height limits designated in the McClellan Comprehensive Land Use Plan. Where standards conflict, the standard will be determined based on the classification of use on the property.
Lot Size	No minimum required.
Lot Frontage, width and depth	No minimums required.
Setbacks and Yards	Office and Light Industrial Development Standards Section 5.5 and 5.6 of the Zoning Code. Where standards conflict, the standard will be determined based on the classification of use on the property.
Landscaping	Office and Light Industrial Development Standards, Section 5.2.4 of the Zoning Code. Where standards conflict, the standard will be determined based on the classification of use on the property.
Parking	Parking Standards, Sections 5.9 of the Zoning Code with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied to new parking..
Walls and Fences	Regulations Pertaining to Walls and Fences, Section 5.2.5 of the Zoning Code. Any fence placed along a public right of way may be up to 8 feet high and placed at the back of sidewalk and required landscape setbacks.

TABLE 9
WEST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Light Industrial Subdistrict	Bell Avenue Industrial Office Park Subdistrict	Heavy Industrial Subdistrict
Permitted Uses	Light industrial uses as set forth in Section 511-17(A).	Office and light industrial uses as set forth in Section 511-17(B).	Light and heavy industrial uses set forth Section 511-17(C).
Appeals or Exceptions	Use permits and Special Development Permits shall be processed according to adopted County zoning code requirements.	Use permits and Special Development Permits shall be processed according to adopted County zoning code requirements.	Use permits and Special Development Permits shall be processed according to adopted County zoning code requirements.
Existing Buildings and Structures	All existing buildings, structures, and parking shall be considered legal nonconforming with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings, structures, and parking shall be considered legal nonconforming with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings, structures, and parking shall be considered legal nonconforming with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.
Height	Building Height Standards, Section 5.6 of the Zoning Code; M-1 standards apply.	Building Height Standards, Section 5.5 and 5.6 of the Zoning Code; M-P standards apply. Where standards conflict, the standard will be determined based on the classification of use on the property.	Building Height Standards, Section 5.6 of the Zoning Code; M-2 standards apply.
Lot Size	No minimum required.	No minimum required.	No minimum required.
Lot Frontage, width and depth	No minimums required.	No minimums required.	No minimums required.
Setbacks and Yards	Industrial Development Standards Section 5.6 of the Zoning Code. (1) MP front and side street yard standards apply for all properties adjoining Dudley Boulevard, Bell Avenue, Kilzer Avenue, Dean Street, and Forcum Avenue.	Industrial Development Standards Sections 5.5 and 5.6 of the Zoning Code. (1) MP front and side street yard standards apply for all properties adjoining Dudley Boulevard, Bell Avenue, Kilzer Avenue, Dean Street, and Forcum Avenue.	Industrial Development Standards Section 5.6 of the Zoning Code. (1) MP front and side street yard standards apply for all properties adjoining Dudley Boulevard, Bell Avenue, Kilzer Avenue, Dean Street, and Forcum Avenue.
Landscaping	Industrial Landscaping Standards Section 5.2.4 of the Zoning Code apply.	Industrial Landscaping Standards Section 5.2.4 of the Zoning Code apply.	Industrial Landscaping Standards Section 5.2.4 of the Zoning Code apply.

TABLE 9
WEST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Light Industrial Subdistrict	Bell Avenue Industrial Office Park Subdistrict	Heavy Industrial Subdistrict
Parking	Parking Standards, Section 5.9 of the Zoning Code with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to new parking.	Parking Standards, Section 5.9 of the Zoning Code with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to new parking.	Parking Standards, Section 5.9 of the Zoning Code with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to new parking.
On-site signs	All signage shall be in conformance with Section 5.10 of the Zoning Code, and the McClellan Park Wayfinding and Signage Master Plan.	All signage shall be in conformance with Section 5.10 of the Zoning Code, and the McClellan Park Wayfinding and Signage Master Plan.	All signage shall be in conformance with Section 5.10 of the Zoning Code, and the McClellan Park Wayfinding and Signage Master Plan.
Walls and Fences	Regulations Pertaining to Walls and Fences, Section 5.2.5 of the Zoning Code; M-1 standards apply where referenced. Except any fence placed along a public right of way may be up to 8 feet high and placed at the back of sidewalk and required landscape setbacks.	Regulations Pertaining to Walls and Fences, Section 5.2.5 of the Zoning Code; M-1 and MP standards apply where referenced. Except any fence placed along a public right of way may be up to 8 feet high and placed at the back of sidewalk and required landscape setbacks.	Regulations Pertaining to Walls and Fences, Section 5.2.5 of the Zoning Code; M-2 standards apply where referenced. Except any fence placed along a public right of way may be up to 8 feet high and placed at the back of sidewalk and required landscape setbacks.
Trash and Recycling Containers and Enclosures	Industrial Development Standards, Section 5.6 of the Zoning Code. M-1 standards apply	Industrial Development Standards, Section 5.5 and 5.6 of the Zoning Code. M-P standards apply. Where standards conflict, the standard will be determined based on the classification of use on the property.	Industrial Development Standards, Section 5.6 of the Zoning Code. M-2 standards apply
Lighting	Industrial Development Standards, Section 5.6.2 of the Zoning Code.	Industrial Development Standards, Section 5.6.2 of the Zoning Code.	Industrial Development Standards, Section 5.6.2 of the Zoning Code.
Loading Areas	Industrial Development Standards, Section 5.6.2 of the Zoning Code.	Industrial Development Standards, Section 5.6.2 of the Zoning Code.	Industrial Development Standards, Section 5.6.2 of the Zoning Code.

