

Citrus Heights Community Area

GREENBACK--GARFIELD SPECIAL PLANNING AREA

501-50. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to allow development on the property described in Section 501-58, which will buffer future residents from freeway noise and pollutants, and mitigate against the impacts therefrom, provide for adequate circulation within the project site and adequate access to the major streets.

501-51. USES. Those uses listed in Table I of the Sacramento County Zoning Code, Section 201-02, as permitted in the RD-20 zoning district, and those uses listed in Table II of the Sacramento County Zoning Code, Section 225-11, as permitted in the BP (Business and Professional) and LC (Limited Commercial) zoning districts, shall be permitted in this zone, subject to the following exceptions and conditions:

- (a) Such uses shall be subject to the conditions specified in said tables and provided in Sections 201-04 and 225-11, respectively, of the Zoning Code.
- (b) The property described in Section 501-58 shall not be utilized for any use other than single-family dwelling or two-family dwelling, unless development plans for such use have first been approved pursuant to the provisions of Section 5 of this Ordinance.

501-52. DEVELOPMENT REVIEW. Prior to the issuance of a building permit for any building to be used for any use requiring development plan approval as specified in Section 501-51 of this Ordinance, a development plan shall be submitted for review and approval by the Project Planning Commission. The plan shall be in substantial conformance with the standards set forth in Section 6 of this Ordinance. The plan, as more specifically set forth in Section 6, shall show the location of proposed improvements, trees to be retained and removed, parking, traffic circulation, landscaping, grading plans, floor plans, elevations and perspectives sufficient to illustrate the full design character of the project. Said review and approval shall not render the property undevelopable for the uses and densities authorized in this Ordinance.

501-53. STANDARDS.

- (a) The location and configuration of buildings and other improvements shall comply with the development standards set forth in Title III of the Sacramento County Zoning Code, except as otherwise specified

therein, provided, however, that deviations from such standards may be permitted by the Project Planning Commission in approving development plans whenever necessary to reduce grading on the site, or to preserve native trees.

- (b) Grading. The design, layout and configuration of the improvements shall minimize the extent and amount of grading. The following techniques shall be considered and utilized where feasible to accomplish the reduction in the extent and amount of grading:
- (1) The use of split-level building design and foundation systems to accomplish elevation transitions as close to existing grades as possible.
 - (2) Grading for streets shall be reduced as much as possible, consistent with the minimum requirements for utility service, drainage requirements, and street design and improvement requirements.
 - (3) No grading, except as provided in Section 16.44.090 of the County Code, shall be done on the property described in Section 501-58 until a grading permit is obtained from the Department of Public Works.
 - (4) No grading shall be permitted within the floodway of any stream.

The Department of Public Works shall not approve any grading plans, or issue any grading permit, unless said plans are consistent with the site plans approved by the Planning Commission and with the policies as set forth in this section.

- (c) Trees. The design, layout and configuration of the improvements shall be accomplished so as to minimize the removal of trees. No native trees having a diameter of nine inches or more, measured four and one-half feet above the ground, shall be damaged or removed unless:
- (1) The trees are located within the right-of-way of an approved street or approved building envelope.
 - (2) The trees are specifically approved for removal by the Planning Commission as part of the site plan approval.
 - (3) Such removal is necessary for elimination of diseased growth, for fire prevention and control, erosion and flood control, or as may be required for pedestrian, bicycle or equestrian paths and trails.
 - (4) Coordination of Projects: The Project Planning Commission, in receiving and approving development plans, shall consider the relationship of the circulation pattern of the proposed project with neighboring projects to ensure compatibility and coordination of projects with each other and with the community plan.
 - (5) The Project Planning Commission, when reviewing development plans as herein provided, may require landscaping or walls where required to buffer residential uses to the south from noise or lights from proposed development on the property,

described in Section 501-58, and may limit the height of buildings to one-story on elevated portions of the site, provided two-story buildings are permitted at lower portions of the site.

501-54. DENSITY. The density of residential development of any portion of the property described in Section 501-58 shall not exceed twenty (20) dwelling units per acre, except as follows:

- (a) Density in excess of those specified in this section may be approved by the Project Planning Commission as part of development plan approval, pursuant to the provisions of Section 501-53 of this Ordinance, for a portion of a development where corresponding areas are dedicated for the preservation of open space along natural streams, where there are significant groves of heritage or landmark trees, or in other environmentally sensitive areas.

501-55. SIGNS. No signs shall be constructed upon the property, except as hereinafter provided:

- (a) Temporary construction signs, political, religious and civic campaign signs, home occupation signs and exempt signs shall be permitted, as provided in Sections 335-02, 335-03, 335-05 and 335-08 of the Sacramento County Zoning Code, respectively.
- (b) Real estate signs shall be permitted subject to the standards set forth in Section 335-01 of the Sacramento County Zoning Code, provided, however, that such signs shall not exceed ten (10) feet in length and thirty-two (32) square feet in area within the area described in Section 501-58 and shall not exceed four (4) feet in length and five (5) square feet in area within any other area of the property described in Section 501-58.
- (c) On-site subdivision signs and on-site identification signs shall be permitted, subject to the requirements set forth in Section 335-04 and 335-11, respectively, of the Sacramento County Zoning Code, provided, however, that such signs shall not exceed fifteen (15) square feet in area, twelve (12) feet in height. There shall be no more than one each of such signs for each project.
- (d) Signs for "commercial" and "business and professional" uses permitted on the property, described in Section 501-58, shall be flat against the building and shall not project above the roof line of said building. The area of said signs shall not exceed one square foot per foot of building frontage facing the street.
- (e) There shall not be any flashing, moving, or animated signs. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity, and the source of light shall not be visible from adjacent properties, or a public street.
- (f) Off-site signs shall not be permitted within the property described in Section 501-58.

501-56. VIOLATIONS. Violation of the provisions of this Ordinance, or exhibits made part of this Ordinance, shall be deemed a violation of Sacramento County Zoning Code, Ordinance No. 77-110, as amended.

501-57. FINDINGS. During the public hearings on this Ordinance, the Planning Commission and the Board of Supervisors found that:

- (a) The area described in Section 501-58 is more suitable for "business and professional" uses than the existing "residential" uses, due to the amount of nearby vehicle traffic and the nuisance factors related thereto.
- (b) Special development requirements not found in any other land use zone are required to mitigate the effects of the traffic and related nuisances, while at the same time govern design of a project so that it will not create additional impacts on adjacent property.
- (c) The area within the Special Planning Area, 5.5 acres, is of adequate size for development of a project 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.
- (d) The uses permitted by this Ordinance provide for a reasonable use of the land and will not cause undue hardship on property owners within the area described in Section 501-58.

