

LOWER ANDRUS ISLAND SPECIAL PLANNING AREA

505-10. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area to permit the additional and logical development of the unique and valuable water-oriented commercial recreational potential of the Lower Andrus Island area, while minimizing the loss or disruption of agricultural production and environmental qualities, improving the quality of recreation presently provided the public, minimizing the hazards from flooding, and assuring water access to all landward developments.

505-11. DEFINITIONS. In addition to the definitions listed in Article 1, Chapter 25, Title I of this Code, the following definitions shall apply:

- (a) Ancillary Use. A use which is subordinate to, and dependent upon, the principal use of the premises in terms of function, physical size and location, appearance, and parking demand. Any use which generates significantly increased traffic shall not be considered to be ancillary.
- (b) Entrance Roadway. A private drive providing access to a public street from an interior access roadway. An entrance roadway shall include that portion of an interior access roadway which is on the levee or on a ramp providing access from the levee road to a development, plus an additional 50 feet of the interior access roadway.
- (c) Residential Lot. A parcel of land shown on a subdivision map, parcel map, certificate of compliance, or a record of survey map described by metes and bounds and recorded in the Office of the County Recorder of Sacramento County, and in one ownership.

505-12. EXISTING USES AND BUILDINGS. Each legal conforming use and each principal building in existence on March 10, 1983 (the date the SPA was originally adopted), is deemed to be a conforming use and a conforming building with conforming setbacks pursuant to the requirements of this Code, provided, however, that:

- (a) If such use is discontinued for a period of time exceeding twelve (12) months, the provisions of this Section shall not be applicable. The application for a building permit or business license within the twelve-month period, and subsequent approval, shall be deemed reestablishment of the use. This Section does not apply to temporary use permits in effect on March 10, 1983.
- (b) Any additions or modifications to buildings shall conform to the setbacks established by the principal building in existence on March 10, 1983, except that if any buildings are damaged or destroyed by any reason to the extent of more than 50 percent of the value of the building at that time and not restored within a twelve-month period, the provisions of this Section shall not apply. The Project Planning Commission may approve a longer time period to restore buildings if substantial progress or intent to rebuild is shown.

505-13. APPEALS. Appeals shall be in conformance with Title I, Chapter 15, Article 3, of this Code.

505-14. TEMPORARY USES. Temporary uses of property regulated herein are authorized as provided in Title III, Chapter 1, Article 1 of this Code.

505-15. SIMILAR AND LIKE USES. Similar and like uses not otherwise permitted or conditionally permitted by the terms of this Article may be authorized subject to approval of a conditional use permit and development plan review by the Project Planning Commission. In addition to the findings required by Title I, Chapter 10, Article 3 of this Code, the proposed use shall be subject to the following findings:

- (a) The proposed use is compatible with neighboring uses.
- (b) The proposed use is compatible with the character of the area.
- (c) All identified significant adverse impacts can be mitigated.

505-16. SPECIAL DEVELOPMENT PERMITS. Those projects which meet the intent of this Article, but do not meet the precise standards contained herein, may be considered subject to approval of a Special Development Permit pursuant to Title I, Chapter 10, Article 6, of this Code.

505-17. PERMITTED USES. The following are permitted uses within this SPA:

- (a) General agricultural uses on lots or parcels two acres or larger in size
- (b) Single-family residence on lots of record legally in existence prior to March 10, 1983
- (c) Public utility and public service facility
- (d) Residence of caretaker or proprietor of a permitted use

505-18. USES PERMITTED SUBJECT TO DEVELOPMENT PLAN REVIEW. The following uses shall be permitted subject to the provisions of Title I, Chapter 10, Article 7 of this Code:

- (a) Swimming and similar facilities and fishing facilities
- (b) Levee parking

505-19. CONDITIONAL USES.

- (a) The following uses are permitted, subject to the issuance of a conditional use permit by the appropriate authority:
 - (1) Marina ancillary facilities

- (2) Bar and tavern, when ancillary to a permitted or conditionally permitted use
- (3) Cafe, restaurant or snack bar
- (4) Recreational vehicle storage
- (5) Rental cabins
- (6) Watercraft rental and sales
- (7) Tackle and bait shops
- (8) Motels
- (9) Recreational equipment storage and rental
- (10) Boat sales, rental and service
- (11) Boat buildings and major repair
- (12) Agricultural products supply, storage and shipment
- (13) Beauty salons, when incidental to a permitted or conditionally permitted use.
- (14) Recreation vehicle parks, travel trailer parks, and ancillary facilities
- (15) Campgrounds and ancillary facilities
- (16) Recreation-oriented boating and yachting clubs
- (17) Single-family residence on parcels created after March 10, 1983.**
- (18) Halfplexes provided that each halfplex unit is located on a parcel which meets all of the lot area and frontage requirements of Section 505-20(d) of this Code.**

505-20. DEVELOPMENT STANDARDS.

- (a) General, Nonresidential. No building or structure, nor the enlargement of any building or structure, shall be erected for any nonresidential use unless the following standards are met and maintained:
 - (1) Lot Width. Each lot shall have a minimum average width of 450 feet. The maximum width of any lot shall not exceed twice its public street frontage.

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- (2) Lot Depth. Each lot shall have a minimum depth, on the landside of the levee, of 300 feet, measured from the centerline of the levee road.
 - (3) Lot Area. Each lot shall have a minimum net area of three acres, exclusive of the levee. For the purpose of this section, the levee shall be that area within a 60 foot horizontal distance from the generally-accepted centerline of Brannan Island Road.
 - (4) Street Frontage. Each lot shall have a minimum public street frontage on Brannan Island Road of 450 feet.
 - (5) Water Frontage. Each lot shall have a minimum water frontage of 350 feet on the San Joaquin River, the Mokelumne River, or Seven Mile Slough.
 - (6) Side Yards. There shall be landscaped side yards of not less than 50 feet.
 - (7) Front Yard. There shall be a landscaped front yard of not less than 20 feet, measured from the tow of the levee. The local reclamation district will be consulted in establishing the location of the toe of the levee.
 - (8) Rear Yard. There shall be a landscaped rear yard of not less than 50 feet.
 - (9) Water Access. Pedestrian crosswalks and signs shall be installed and maintained at the owner's expense where the development crosses the levee road.
 - (10) Parking, Levee. On-street parking shall be prohibited. Off-street parking may be considered on levees, subject to the following standards:
 - (aa) Parallel parking shall be prevented by installation of appropriate physical barriers and "no-parking" signs, unless 11 feet of clear flat shoulder is available, measured from a line 12 feet from the centerline of the levee road.
 - (bb) Perpendicular and angle parking shall be prevented by installation of appropriate physical barriers and parking limitation signs, unless 30 feet of clear flat shoulder is available, measured from a line 12 feet from the centerline of the levee road.
 - (cc) All parking spaces shall be paved and clearly marked.
 - (11) Parking, General. Unless otherwise specified in this Ordinance, parking shall conform to Chapter 30, Title III of the Zoning Code.
 - (12) Signs. Signs shall be permitted as regulated by the Special Sign Corridor standards, Chapter 35, Article 3, Title III of the Zoning Code, commencing with Section 335-30.

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- (13) **Height of Structures.** No building or structure erected or moved onto property in this zone shall have a height greater than two habitable stories, nor greater than 40 feet.
 - (14) **Entrance Roadways and Driveways.** Entrance roadways shall provide a safe turning radius, sight distance, public street intersection and pavement width as required by the Department of Public Works. Entrance roadway ramps adjoining the levee road shall provide a five percent (5%) maximum slope for a minimum distance of 20 feet from the edge of the levee road pavement.
 - (15) **Other Development Standards.** Unless otherwise specified in this Ordinance, the provisions of Title III of the Zoning Code shall regulate development.
 - (16) **Flood.** All structures shall be flood-proofed.
- (b) **Travel Trailer, Recreational Vehicle, and Camping Parks.** In addition to the general standards in Section 505-20, travel trailer, recreational vehicle, and camping parks shall comply with the following standards:
- (1) **Site Standards.** Each travel trailer or recreational vehicle site within the park shall be clearly defined and marked on each corner with permanent markers. Each site shall have a width of not less than 25 feet and a depth of not less than 50 feet. A yard of not less than five feet shall be provided and maintained between the boundary line of each site and any travel trailer, recreational vehicle, awning, patio cover, or other structure. Each site for a travel trailer and recreational vehicle shall have a minimum of 20 feet of frontage on an interior access roadway. No travel trailer or recreational vehicle site shall have direct frontage on any public street.
 - (2) **Recreational Areas.** Each park shall provide at least 200 square feet of recreational or open space area per travel trailer and recreational vehicle site. Said recreation or open space area shall be maintained in a dust-free condition. This open space shall be in addition to the yards surrounding the park and shall be in addition to the required landscaping within the park.
 - (3) **Temporary Storage Areas.** Each park shall provide at least 200 square feet of temporary storage area per travel trailer site for the storage of boats, boat trailers, utility trailers and extra vehicles. Each such storage area shall be screened from exterior view and shall be maintained in a weed-free condition.
 - (4) **Entrance Roadways.** Entrance roadways shall be paved to the satisfaction of the Department of Public Works and shall be at least 25 feet in width.
 - (5) **Interior Access Roadways.** The minimum clear width on every interior driveway shall be 12 feet for one-way traffic, and 18 feet for two-way traffic. Interior roadways on which parking is permitted shall include additional width for parking to

assure minimum driveway width. Any interior roadway or portion thereof which does not provide for continuous circulation shall not exceed 600 feet in length from the nearest intersection of another driveway or a street and shall terminate with a turnabout design sufficient to permit a travel trailer or recreational vehicle to turn around without backing. Roadways shall be maintained with a dust-free surface capable of supporting traffic year round.

- (6) **Parking.** At least one and one-half (1-1/2) parking spaces shall be provided in the park per travel trailer, recreational vehicle, or camping site, including at least one parking space to be provided at each such site, subject to the provisions of Chapter 30, Title III of the Zoning Code. The additional parking spaces shall be well-defined and dispersed throughout the park.
- (7) **Density.** The number of travel trailers, recreational vehicles, and camping sites shall not exceed 22 per acre for the buildable area of the park.
- (8) **Restroom Facilities.** Restrooms shall be conveniently located, and shall conform to standards of the State Mobilehome Park Act.
- (9) **Landscaping.**
 - (a) At least 50 percent of the park area, including yard areas, shall be planted in irrigated lawn or landscaping.
 - (b) Landscaping shall include at least one shade tree per site dispersed within the buildable portion of the park to provide a minimum of 40 percent shading within 15 years.
 - (c) In addition to the landscaping requirements in (a) and (b), above, there shall be a double row of trees planted 30 feet on-center along the property line adjacent to the agricultural lands abutting the Special Planning Area boundaries.
- (10) **Flood Evacuation Program.** A flood evacuation program shall be submitted with each development proposal. The approved evacuation program shall be permanently posted at one or more conspicuous locations within the development.
- (11) **Sewerage Facilities.** Sewerage and water supply facilities shall be in accord with standards of the State Mobilehome Park Act, and approved by the County Health Department.
- (c) **Marinas and Launching Ramps.** All developments incorporating public boating facilities shall be required to display and maintain a boating regulation sign, on the water side of the project, which is clearly visible to all persons embarking upon the river or slough. Size, shape, color and type of material shall be as required by the Department of Public Works. The sign shall contain the following, or similar appropriate language:

"State law makes it a misdemeanor to operate your power boat in excess of five nautical miles per hour when you are within 100 feet of any bathers, or within 200 feet of any:

- (1) Beach frequented by bathers
- (2) Swimming float, diving platform, or lifeline
- (3) Way or landing float to which boats are made fast, or which is being used for the embarkation or discharge of passengers

County Ordinances also regulate speed and wake in specific posted areas.

No person shall operate any vessel in a reckless or negligent manner or cause a wake which results in danger or damage to any person, vessel, or landside property.

PLEASE OBSERVE THESE RULES AND ALL POSTED REGULATORY SIGNS
- THESE RULES ARE ENFORCED BY THE SACRAMENTO COUNTY
SHERIFF'S DEPARTMENT."

- (d) Single-family and Halfplex Residences. No building or structure, nor the enlargement of any building or structure, shall be erected for any single-family or halfplex residential use, unless the following standards are met and maintained.
 - (1) Front Yard. There shall be a front yard of not less than 20 feet, measured from the toe of the levee. The local reclamation district will be consulted in establishing the location of the toe of the levee.
 - (2) Rear Yard. There shall be a rear yard of not less than 25 feet.
 - (3) Side Yard. There shall be a side yard on each side of all single-family residential buildings of not less than 20 feet. There shall be one side yard of not less than 20 feet for each halfplex unit.
 - (4) Lot Area. Each residential lot or parcel shall have a minimum gross area of one acre.
 - (5) Lot Width. Each residential lot shall have a minimum width of 150 feet.
 - (6) Public Street Frontage. Each residential lot shall have street frontage on Brannan Island Road of not less than 150 feet.
 - (7) Flood Elevations. All new structures built for human habitation shall have a finished floor elevation of at least one foot above the 100-year event flood elevation, as determined by the County Chief Drainage Engineer.

- (8) Driveways. No more than one driveway ramp to the levee road shall be permitted per single-family or halfplex residential lot. Where feasible, residences shall utilize shared driveways and private access roads to minimize the number of access ways to the levee road. Driveways shall include a level pad at least 20 feet in length at the intersection to the public street.

505-21. WILLIAMSON ACT. Adoption of this Ordinance does not supersede provisions of recorded Williamson (Land Conservation) Act contracts.

505-22. VIOLATIONS. Violation of the provisions of this Ordinance or exhibits made part of this Ordinance shall be deemed a violation of the Sacramento County Zoning Code, Ordinance No. 83-10, as amended.

505-23. VARIANCES. The variance provision of Title I, Chapter 10, Article 2, of the Zoning Code shall apply to this Ordinance.

505-24. FINDINGS. During the public hearings on this Ordinance, the Planning Commission and the Board of Supervisors determined that:

- (a) The area included within this zone is appropriate for water-oriented commercial recreational development because of its access to State Highway 12 and its proximity to several popular waterways, and encouraging water-oriented commercial recreation at this location will reduce pressures for such development at other locations within the Delta area where greater impacts upon agricultural production and sensitive waterways may occur.
- (b) Due to the unusual constraints placed upon development in the area by the expansion soil, steep levee slopes, and flood potential; and due to the desire to maintain a rural appearance to the area as it develops; and due to the need to minimize conflicts with nearby agricultural land use; the application of a standard land use zone cannot adequately address the unique character of the area.

505-25. ADMINISTRATION AND ENFORCEMENT. This Ordinance shall be administered and enforced in the same manner as provided in Title I, Chapter 15, Article 1 of the Sacramento County Zoning Code, Ordinance No. SZC 83-10, as amended.

505-26. PENDING APPLICATIONS. This Ordinance shall apply to all conditional use permit or plan review applications accepted as complete, but not yet approved or disapproved before the effective date of this Ordinance, for all uses listed.

505-27. EXEMPTIONS. This Ordinance shall not apply to any use that is authorized by a valid unexpired conditional use permit granted as provided by the Zoning Code of Sacramento, subject to any conditions imposed at the time of said grant.

Amended April 13, 1994

**EXHIBIT A
LOWER ANDRUS ISLAND
SPECIAL PLANNING AREA**

SECTION 505-28

