

McCLELLAN NORTH SPECIAL PLANNING AREA

506-30. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to recognize the McClellan Air Installation Compatible Use Zone (AICUZ) standards for land use compatible with this highly noise-impacted location, to recognize the existing mix of agricultural-residential and industrial uses, to prohibit the expansion of residential uses, and to provide for an orderly transition to industrial uses while providing protection for property owners who choose to retain their land in agricultural-residential use.

506-31. EXHIBIT. Section 506-31.1, which describes property regulated by this Article is attached to this Article, incorporated herein, and made a part of this Article.

506-32. APPLICABILITY. Unless specifically regulated by this Article, the planning procedures, uses, and development standards for property in this Special Planning Area shall be as provided in Titles I, II, III of the Sacramento County Zoning Code.

506-33. SIMILAR AND LIKE USES. Similar and like uses not otherwise permitted or conditionally permitted by Section 506-34 of this Ordinance may be authorized, subject to approval of a conditional use permit by the Project Planning Commission. In addition to the findings required by Title I, Chapter 10, Article 3, the proposed use requires the following findings:

- (a) The proposed use is compatible with neighboring uses.
- (b) The proposed use is compatible with AICUZ policies.
- (c) All identified significant adverse impacts can be mitigated.

506-34. PERMITTED AND CONDITIONALLY PERMITTED USES. The following list includes the uses permitted or conditionally permitted in the McClellan North Special Planning Area. An "X" following the described use indicates that the described use is permitted. A number following the described use indicates that the use is permitted upon compliance with and maintenance of the special condition referenced by the corresponding number in Section 506-35. The special condition requirements shall be in addition to the other applicable requirements of the McClellan North Special Planning Area and the Sacramento County Zoning Code.

- (a) Agricultural Uses.
 - (1) General agriculture (except hog farms and feed lots) X
 - (2) Field, vegetable and horticultural crops X
 - (3) Incidental agriculture, including private stables and corrals on parcels 150 feet, or less, in width X

(4) Stand for display and sale of crops grown on premises	2
(b) Residential Uses.	
(1) Single-family dwelling	10
(2) Accessory uses and structures, excluding accessory dwelling	11
(3) Temporary mobilehome as an accessory dwelling for persons in need of care and supervision	12
(4) Home occupation	11
(c) Industrial Uses.	
(1) Automobile and Truck Related (excluding wrecking or dismantling)	
(a) Painting	1
(b) Reconditioning	1
(c) Repair and overhauling	1
(d) Upholstering	1
(e) Tire shop	1
(f) Inspection station	1
(g) Auto and truck rental or lease agency	1
(h) Armored car service	1
(i) Antique auto rebuilding	1
(j) Bus and freight depot and truck terminal	1
(2) Food and Fiber Processing.	
(a) Butcher, wholesale (excluding slaughterhouse)	3
(b) Honey extraction	1
(c) Winery	4

- (d) Manufacturing, compounding or processing such products as bakery goods, candy, dairy products, meat products, and other food products, excluding rendering of fats and oils 1

- (3) Commercial Uses.
 - (a) Building trades contractor's office, service yard, workshop 1
 - (b) Lumber yard - new and used, storage only 1
 - (c) Firewood, fuel - sales and storage 1
 - (d) Hay, seed, grain and farm equipment store 1
 - (e) Nursery, wholesale X
 - (f) Auto, boat, appliance and other parts sales when incidental to a permitted use and does not exceed 25 percent of the total floor area X
 - (g) Offices, when incidental to a permitted use and does not exceed 25 percent of the total floor area of the permitted use X
 - (h) Manufacturing and distribution of pools, spas-- sales and display permitted as an incidental use provided it does not exceed 25 percent of the total floor area 1

- (4) Industrial Yard Use.
 - (a) Draying and freight yard 5
 - (b) Feed and fuel 5
 - (c) Truck terminal yard 5
 - (d) Lumber yard (storage only) 7
 - (e) Contractor's storage yard 5

(f)	Machinery rental yard	5
(g)	Public utility service yard	5
(h)	Building materials storage yard (no retail sales)	6
(i)	Military surplus equipment and goods	5
(j)	Parking yard for damaged vehicles	5
(k)	Recycling center	1
(5)	Manufacturing and Fabrication Uses.	
(a)	Blacksmith shops	8
(b)	Cabinet or carpenter shops	8
(c)	Electric motor rebuilding	8
(d)	Machine shops	8
(e)	Sheet metal shops	8
(f)	Welding shops	8
(g)	Plumbing shops	8
(h)	Manufacturing, compounding, assembly, or treatment of articles or merchandise from previously prepared metals	8
(i)	Electric or neon sign manufacture	2
(j)	Boat building	3
(k)	Lightweight non-ferrous metal casting foundry	3
(l)	Ceramic products using only previously pulverized clay and fired in kilns using electricity or gas only	2
(6)	Processing and Assembly Uses	
(a)	Bottling plants	3

(b)	Printing shops, lithography, publishing	3
(c)	Milk products plant, dairy	3
(d)	Photographic chemical processing and wholesale distribution	X
(7)	Storage and Warehouse Uses.	
(a)	Wholesaling and warehousing	1
(b)	Automobile, recreational vehicle, mobilehome commercial coach - storage	2
(c)	Storage building-mini	1
(d)	Moving and storage	1
(8)	Services.	
(a)	Janitorial	1
(b)	Gardening and landscaping, service yard and workshop	1
(c)	Trailer sale, rental service	1
(d)	Tree service	1
(e)	Delivery service	X
(f)	Taxicab service and storage	2
(g)	Grinding-sharpening service	1
(h)	Blueprinting - Photostating service	X
(i)	Boat service and repair	1
(j)	Upholstery, furniture cleaning	1
(k)	Equipment rental agency	1
(l)	Gunsmith	X

(m) Pool service	1
(n) Locksmith, safe repair shop	X
(o) Towing service	1
(9) Miscellaneous.	
(a) Kennel, board or training	2
(b) Veterinary hospital	2
(c) The nonresidential uses listed in Section 225-11 (Commercial Table) except those nonresidential uses listed in this matrix	3
(d) Special permits	3
(e) Residence for night watchman, caretaker, proprietor or owner of a permitted use	2
(f) Public utility and public service facility	9

506.35. SPECIAL CONDITIONS. The following special conditions apply to the uses indicated by the corresponding number on the list of uses in Section 506-34.

- (1) Permitted, provided the entire operation, including the parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or within a fenced area, as specified in Section 506-36.
- (2) Permitted, subject to the issuance of a conditional use permit by the Zoning Administrator.
- (3) Permitted, subject to issuance of a conditional use permit by the Project Planning Commission.
- (4) Permitted, subject to the issuance of a conditional use permit by the Board of Supervisors after a recommendation by the Planning Commission.
- (5) Permitted, subject to issuance of a conditional use permit by the Project Planning Commission and provided the uses are conducted entirely within a building or enclosed structure or within an area enclosed on all sides by a solid fence or wall at least six feet in height. There may be an additional three feet of wire fencing above the six-foot solid fence or wall, but not to exceed nine feet overall.

- (6) Permitted, including rock, sand, gravel and mixed small batch concrete in quantities of two cubic yards or less provided that only one concrete mixer with a capacity of two cubic yards or less may be located on the premises and subject to the provisions enumerated in Condition No. 5.
- (7) Permitted, including mill and sash work, provided all mill and sash work is conducted within a building, and further subject to the provisions of Condition No. 8.
- (8) Permitted, (excluding punch presses over 20 tons, drop hammers, and automatic screw machines) provided the entire operation, including the parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or within a fenced area on the buildable area of the lot.
- (9) Permitted, subject to the provisions of Section 301-10 through 301-13.
- (10) Permitted, provided dwelling was legally constructed on a lot of record prior to the adoption of this Ordinance. Building permits to rebuild or repair such existing structures without expansion may be authorized subject to the approval of the Planning Director and the requirements of Section 506-36. Building permits for expansion may be authorized subject to the issuance of a conditional use permit by the Zoning Administrator.
- (11) Permitted, provided the associated primary residence meets the requirements of Condition No. 10.
- (12) Permitted, subject to issuance of a conditional use permit by the Zoning Administrator, and provided the associated primary residence meets the requirements of Condition No. 10.

506-36. DEVELOPMENT STANDARDS.

- (a) Lot Size and Location. No building or structure, nor the enlargement of any building or structure shall be erected for any use permitted in Section 506-34 unless the following standards are met and maintained.
 - (1) Lot Area. Each lot shall have a minimum gross area of one acre.
 - (2) Lot Width. Each lot shall have a minimum width of 75 feet.
 - (3) Public Street Frontage. Public street frontage is not required except for parcels in residential use and those located predominantly behind an existing residential dwelling and having primary vehicular access from the same public street as the dwelling, in which case, 75 feet of public street frontage shall be required.

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- (b) **Noise Attenuating Building Design.** Any building to be erected or rebuilt for any use permitted in Section V., shall incorporate noise attenuating design features in accordance with AICUZ standards.
 - (c) **Residential and Agricultural Use Development Standards.** The residential, agricultural, and incidental agricultural use development standards, as specified in Title III, shall apply.
 - (d) **Industrial Use Development Standards.** The industrial use development standards, as specified in Title III, shall apply to all uses permitted pursuant to Section 506-34(c), except for the following:
 - (1) **Building Height.** Permits for construction of buildings or structures exceeding 24 feet in height or one story may be authorized subject to the approval of the Planning Director providing:
 - (a) The maximum height of the building or structure is no closer than 15 feet below the airfield's minimum approach-departure clearance surface ("glide angle") as defined in the McClellan Air Force Base AICUZ Report, and
 - (b) The prospective use of the building or structure is consistent with the intent and findings incorporated in this Ordinance, and
 - (c) The parcel is not contiguous to a parcel zoned AR-2. For cases in which the parcel is contiguous to a parcel zoned AR-2, the provisions of Section 325-04 shall apply.
 - (2) **Yards.** Yard requirements shall be those specified in Title III except where the lot abuts a lot with an existing principal residential use, in which case, the following requirements shall apply:
 - (a) **Rear Yard.** A rear yard of not less than 50 feet.
 - (b) **Side Yard.** A side yard of not less than ten (10) feet.
 - (3) **Development Requirements.** Development requirements for screening and landscaping shall be those specified in Title III, Chapter 25, Article 1, except where the lot abuts a lot with an existing principal residential use, in which case, the following requirements shall apply:
 - (a) **Screening.** A six-foot high perimeter fence of solid wood, masonry, or chain link with wood slats shall be installed along the interior boundary lines adjacent to any lot with an existing principal residential use. Said perimeter fence shall be reduced in height to two and one-half feet wherever it is located within 25 feet of a street right-of-way.

- (b) Landscaping. Landscaping shall consist of trees planted a maximum of 30 feet on center next to the interior boundary lines adjacent to any lot with an existing principal residential use. Said landscaping shall be in individual or continuous planter areas sufficiently large and protected so that a parked vehicle does not overhang or intrude the minimum four-by-four foot tree planting areas which shall include groundcover, shrubs, or climbing plants.
- (4) Employee Limitation. The number of employees reporting for work on-site for any use permitted pursuant to Section 506-34(c) is limited to a maximum of 20 per gross acre.

506-37. FINDINGS. During the public hearings on this Ordinance, the Planning Commission and the Board of Supervisors determined that:

- (a) Neither the United States Air Force nor the Redevelopment Agency of the County of Sacramento currently has any plans to acquire any property depicted within the zone boundary on Section 506-31.1.
- (b) The area included within this zone is most appropriate for low-intensity industrial use due to the severity of noise impacts from McClellan Air Force Base aircraft operations, the accident potential associated with these aircraft operations, and the deficiency of urban services.
- (c) Landowners with existing residences should be given greater protection from the effects of neighboring industrial uses than the existing zoning standards provide, and these residential landowners should be given greater flexibility for the economic use of their property.

SECTION 506-31.1

