
SOUTH CITRUS ROAD AREA
RESIDENTIAL USES IN SOUTH SACRAMENTO NEIGHBORHOOD PRESERVATION
AREA

530-100. INTENT. It is the intent of the Board of Supervisors in adopting this Neighborhood Preservation Area Ordinance to provide for the continued and future residential and mobilehome residential use of property, described above, while at the same time protecting and preserving such uses from adverse and incompatible impacts of abutting industrial uses (an automotive wrecking yard of long standing). It is the further intent of the Board of Supervisors to provide this protection while recognizing the industrial use by a separate Special Planning Area Ordinance, also shown on the South Sacramento Community Plan as an SPA.

530-101. Section 530-101.1, attached to this Ordinance, is incorporated herein and made a part of this Ordinance for all purposes.

530-102. PERMITTED USES. Uses permitted in this Neighborhood Preservation Area shall include those provided for by the underlying residential land use zones, as described in Section 201-02 thru 04 of the Zoning Code of Sacramento County.

530-103. DEVELOPMENT PLAN REVIEW. No development shall take place on any property to which this Ordinance applies until final development plans have been approved by the Project Planning Commission as provided herein. The Planning Commission shall approve the development plan if the location and design of the proposed use mitigates potential adverse effects consistent with development standards established below. The Planning Commission shall not approve development plans under provisions of this section, unless it first finds that the proposed development will not allow the adverse noise, visual, air quality, health, or safety conditions on the abutting Special Planning Area to significantly impact the subject residential uses, as described above.

530-104. DEVELOPMENT STANDARDS.

- (a) Reference to Underlying Land Use Zone. All lot requirements, building setbacks, parking requirements, sign regulations, or other regulations not specifically described herein, shall conform to those regulations outlined in the Zoning Code of Sacramento County for the particular underlying land use zone.
- (b) Height Regulations. No building or structure on property in this Neighborhood Preservation Area shall have a height greater than one-story, or 20 feet.
- (c) Setback Adjacent to Special Planning Area Zone. When abutting any Special Planning Area (SPA) land use zone, the abutting yard shall be at least 25 feet in width. The common boundary between this neighborhood preservation area land use zone and the adjacent Special Planning Area land use zone, as described by that SPA, is to be demarcated by an 9 foot high solid barrier wall constructed of wood, rock, brick or other masonry material. Chain-link fence with slats are not to be permitted. The required 25-foot setback shall be

fully landscaped and shall include a combination of trees and shrubs designed to screen industrial uses from the view of abutting residential uses. Trees capable of reaching a height of at least 30 feet at maturity shall be planted at least every 30 feet on-center along the barrier wall that is required by the adjacent SPA.

530-105. FINDINGS.

- (a) Residential neighborhoods subject to this NPA Ordinance and the abutting Special Planning Area industrial use area are unique in that the two uses are juxtaposed in a manner which does not provide the necessary buffering between uses normally provided by a gradual transition of compatible land use zones. Regulations and standards contained herein will provide sufficient buffering to preserve and protect both residential and industrial uses.
- (b) The area to which this NPA Ordinance applies encompasses and would affect an identifiable neighborhood in the South Sacramento Community Plan area.

SOUTH CITRUS ROAD

SECTION 530-101.1

