

County of Sacramento
Office of Planning and Environmental Review (PER)
827 7th Street, Room 225
Sacramento, CA 95814
(916) 874-6141



Supplemental Application Form

Special Development Permit

Special Development Permits shall not be granted for uses or activities which are not otherwise expressly authorized by the Zoning regulation governing the parcel.

In order for a Special Development Permit to be granted, mandatory findings must be made. To assist in understanding why a Special Development Permit is necessary for your project, please describe how your project qualifies for the following types of findings as applicable.

Zoning Code Section 6.4.6.H.

1. **General Finding for All Special Development Permits.** The appropriate authority shall not issue the Special Development Permit, unless it makes the following general findings:
 - a. That the proposed development will carry out the intent of the General Plan and any applicable community plan;
 - b. That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries;
 - c. That the proposed development is compatible with existing and proposed land uses in the surrounding area;
 - d. The proposed development is justified by the project design or by the substantial energy savings proposed pursuant to this Section. In the case of a residential area, the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces;
 - e. That there is adequate assurance that all necessary infrastructure will be installed at the scheduled times;
 - f. That the existing or proposed utility services are adequate for the uses and population densities proposed; and
 - g. That the proposed development will not be materially detrimental to the environment or to the health, safety, or general welfare of the residents of the development and the County.

A large, empty rectangular box with a thin black border, occupying the lower half of the page. It is intended for the applicant to describe how their project qualifies for the findings listed above.

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**Special Development Permit –
Reduction in Lot Area or Width**

Zoning Code Section 6.4.6.H.

- 2. Reduction in the Minimum Lot Area or Width Standards in Residential Zoning District for Lots Created by a Tentative Parcel Map.** In addition to the general findings in Section 6.4.6.H.1, the appropriate authority shall not issue a Special Development Permit to provide greater flexibility from and alternatives to the minimum lot area or minimum lot width requirements of this Code for residential zoning districts, unless it makes one or more of the following findings:
- a. Dedication for public streets or other facilities is required that is in excess of dedication normally required, pursuant to the adopted County Transportation Plan or otherwise required by a public agency.
 - b. The location of natural features or existing site improvements will cause odd or irregular lot shapes if strict adherence to lot area and/or width standards is required.
 - c. An existing nonresidential use, or a nonresidential use proposed concurrently with another entitlement, does not require the minimum parcel size required by the zoning district. Such nonresidential uses may include institutional uses such as day care centers, places of worship, private schools, hospitals, fraternal lodges, and public buildings. Conveyance of residential development rights may be required as a condition of the lot size reduction.
 - d. The proposed lot area or configuration is sufficient to provide usable yard areas and a desirable residential environment, based on the proposed development as approved by the Design Review Administrator.
 - e. Two-thirds or more of the legally created lots existing within 500 feet of the proposed parcel map are of similar size or shape in the same zoning district.
 - f. Two-thirds or more of the legally created lots existing within 500 feet of the proposed parcel map are of similar size or shape in the same zoning district.
 - g. The project consists of a remainder lot created prior to May 1983 as a result of a gift deed conveyance to a nonprofit charitable organization or to a college or university level education facility.
 - h. The project is located within a Neighborhood Preservation Area (NPA) and maintenance of the existing zoning is an integral part of the NPA. The proposed lot exception would be consistent with the intent of the NPA, policies of the Community Plan and General Plan, and compatible with the existing lotting pattern in the immediate vicinity.



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**Special Development Permit –
Reduction in Public Street Frontage**

Zoning Code Section 6.4.6.H.

- 3. Reduction in the Minimum Public Street Frontage Standards.** In addition to the general findings in Section 6.4.6.H.1, the appropriate authority shall not issue a Special Development Permit to provide greater flexibility from and alternatives to the minimum public street frontage requirements or the road improvement standards of this Code to permit the construction and use of a single-family dwelling, mobile home, or accessory building, unless it makes all of the following findings.
- a. Adequate provisions are made for the prevention of dust or other nuisances or hazards to surrounding properties resulting from the use of public streets and drives.
 - b. Adequate provision can be made for future street right-of-way and improvements.
 - c. Adequate provisions are made for emergency and service provider vehicles.

