
MISSION OAKS NEIGHBORHOOD PRESERVATION AREA

532-010. INTENT. It is the purpose of the Board of Supervisors in adopting this NPA Ordinance to preserve and protect the existing single family residential neighborhoods, described in Section 532-12.1, from further encroachment of commercial and institutional use and to adequately buffer these neighborhoods from potential noise, pollutant, traffic and visual intrusion.

532-011. APPLICABILITY. The provisions of this Article shall apply to those properties described in Sections 532-12.1, 532-12.2, 532-12.3, and 532-12.4 of Section 532-012. Any use permitted by Section 533-013 shall be regulated by the provisions of this Article. In the event this Article does not prescribe specific standards or procedures regarding a permitted use, the provisions of Title I, II and III of this Code shall apply as appropriate.

532-012. EXHIBITS. Sections 532-12.1, 532-12.2, 532-12.3, and 532-12.4, described in this section and adopted by Ordinance, are incorporated herein and made a part of this Article to regulate the property described in Section 532-12.1.

- (a) Section 532-12.1: The boundaries of the Mission Oaks North Neighborhood Preservation Area
- (b) Section 532-12.2: Residential and recreation zones within the Mission Oaks North Neighborhood Preservation Area
- (c) Section 532-12.3: Commercial and business and professional zones within the Mission Oaks North Neighborhood Preservation Area.
- (d) Section 532-12.4: Special Planning Area Ordinance No. 80-SPA-4 within the Mission Oaks North Neighborhood Preservation Area.

532-013. PERMITTED USES. Those uses provided for by the underlying land use zones, as defined in Tables I and II of this Code and Special Planning Area Ordinance No. 80-SPA-4 shall be permitted in the area described in Section 532-12.1, subject to the exceptions and conditions set forth herein.

532-014. DEVELOPMENT PLAN REVIEW. The property described in Section 532-12.1 shall not be utilized for any use other than single family residential use or the uses existing at the date of adoption of this Ordinance, unless development plans for a proposed change in use have been approved by the Project Planning Commission as provided herein.

The plans, as specified by this Section, shall show those features as required by the Director including, but not limited to, 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.

532-016. DEVELOPMENT STANDARDS. The uses, conditions, and development standards applicable to the underlying zone shall be applicable to the property described in Section 532-12.1, as well as any additional standards set forth herein.

- (a) Those uses listed under the "Institutional" and "Commercial" heading of Table I, Section 201-02 of the Zoning Code shall not be permitted on any parcel in the area shown on Section 532-12.2, unless such parcel is at least 5 acres in size, with the exception of the following uses which shall not be subject to the five (5) acre minimum lot size requirement:
 - (1) Home Occupations
 - (2) Stand for Display and Sale of Crops Grown on Premises
 - (3) Family Contractors Business
 - (4) Church
 - (5) Public Parks and Ancillary Uses
 - (6) Public Utilities and Public Service Facilities
 - (7) Garage Sales
- (b) Any application for a commercial or business and professional community plan amendment and rezone filed subsequent to the adoption of this Ordinance on any parcel(s) shown on Section 532-12.2 shall contain a single parcel of no less than five (5) acres in size, or two or more contiguous parcels with an aggregate area of no less than five (5) acres in size.
- (c) Those uses listed in Table II, Section 225-11 of the Zoning Code shall be permitted on any parcel shown on Section 532-12.3 and any parcel shown on Section 532-12.1 on which a commercial or business and professional zone is approved subsequent to the adoption of this Ordinance, subject to the following standards:
 - (1) A planter or landscaped area at least twenty-five (25) feet wide shall be provided adjacent to the interior boundary lines of all adjoining residential, recreation, or agricultural-residential zones. A six (6) foot high perimeter fence of solid wood or masonry shall be installed along such boundary line. Said perimeter fence shall be reduced in height to two and one half (2-1/2) feet wherever it is located within twenty-five (25) feet of a street right-of-way. Landscaping shall consist of trees and shall include ground covers, shrubs or climbing plants which shall be designed in combination with the required perimeter fence in such a manner as to form a visual screen between this zone and the aforesaid adjoining zone(s).

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- (2) Parking lot landscaping shall include shade trees selected from an approved list, placed so as to cover at least 50 percent of the total parking area, with tree canopies within 15 years of securing a building permit. Tree coverage shall be determined by the approximate crown diameter of each tree at fifteen (15) years, as estimated on the approved tree list. Trees shall be a minimum fifteen (15) gallon size at planting. The percentage of area required to be shaded shall be based on the number of above-ground and uncovered parking spaces provided.
 - (3) The Project Planning Commission, when reviewing plans as herein provided, may require additional landscaping, walls, berming, or setback where required to buffer residential uses from noise, lights, or activity generated from the proposed development.
 - (4) Outdoor security lighting systems shall be designed so that the luminescence, or the light source, will be shielded such that unwanted glare will not be visible from adjacent residential properties.
 - (5) The height of structures, both commercial or business and professional, shall not exceed a total of one story or twenty-four (24) feet, whichever is less, unless a use permit has been approved by the Board of Supervisors specifically authorizing a higher structure. The Board shall consider at least those factors set forth in Section 315-44 of the Zoning Code before granting such a use permit.
 - (6) Lot area shall be adequate for the proposed uses and the development standards contained herein.
- (d) Those parcels shown on Section 532-12.4 shall be subject to the regulations and guidelines of Special Planning Area Ordinance No. 80-SPA-4, and Development Standards 1, 2, 4 and 6 of Section 532-016(C), above.

532-017. VARIANCES. The Variance provision of Article 2, Chapter 10, Title I of the Sacramento County Zoning Code shall apply to this Ordinance, except that the Board of Supervisors (after recommendation by the Project Planning Commission) shall be the appropriate authority to hear and decide all variances.

532-018. FINDINGS. During the public hearings on this Ordinance, the Planning Commission and Board of Supervisors determined that:

- (a) The area described in Section 532-12.1 is largely developed with single family residential uses and has been subject to adverse visual, traffic, air pollutant and noise impacts by the recent expansion of business and professional uses in the area.

- (b) The adverse impacts associated with the expansion of business and professional uses in the area described in Exhibit "A-1" can be decreased through the application of the regulations and standards contained in this Ordinance, which require that such uses conform to development standards designed to mitigate such impacts and which further require that such uses be concentrated in clusters of at least five acres in area.
- (c) The single family residential neighborhoods located in the area described in Exhibit "A-1" are a long standing use in this area and have established boundaries and cohesion typical of such neighborhoods.
- (d) The development standards applicable to the present land use zones do not adequately protect and preserve the characteristics and cohesion of the existing residential neighborhoods.
- (e) It is in the best interest of the residents of the area described in Exhibit "A-1" and the County of Sacramento that the residential character of the existing single-family neighborhoods be preserved, protected, and maintained by restricting development not consistent with such residential use.
- (f) The area described in Exhibit "A-1" is of adequate size for development of projects 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.







