



TO: COUNTY RECORDER
MAIL CODE: 11-112

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GOVERNMENT CODE
SECTION 6103

Sacramento County
Donna Allred, Clerk/Recorder

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08-2450, ATTENTION: RENAE MCCLAIN-WHITE

Phone: 874-7735

ORDINANCE NO. SZC-2017-0018

**PLNP2017-00126. 2017 Zoning Code Amendments Round 2. Request To Amend The
Zoning Code Of Sacramento County And The North Watt Avenue Special Planning Area
Ordinance Applicant: County Of Sacramento APN: County-Wide Environmental
Determination: Negative Declaration (Planning and Environmental Review)
Supervisory District(s): All
Impact Area: Unincorporated**

**RE: ITEM NO. 36
BOS: 10-31-17
Zoning Code Amendments Round 2**

ORDINANCE NO. SZC 2017-0018

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SACRAMENTO TO AMEND THE ZONING CODE
OF SACRAMENTO COUNTY PERTAINING TO CLEAN-UP AMENDMENTS

The Board of Supervisors of the County of Sacramento, State of California, do ordain as follows:

SECTION 1: The Zoning Code of Sacramento County, Ordinance No. 2015-0003 is amended to revise various provisions as described in Exhibit A.

SECTION 2: The North Watt Avenue Special Planning Area, Ordinance No. 2012-0012 is amended to revise provisions as described in Exhibit A.

SECTION 3: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof, and, before expiration of 15 days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor **Peters**, seconded by Supervisor **Nottoli**, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 31st day of October 2017, by the following vote, to wit:

AYES: Supervisors, Frost, Kennedy, Nottoli, Peters, Serna

NOES: None

ABSENT: None

ABSTAIN: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))



Louise Evans
Clerk, Board of Supervisors

Don Nottoli
Chair of the Board of Supervisors
of Sacramento County, California

In accordance with Section 25103 of the Government Code
of the State of California a copy of the document has been
delivered to the Chair of the Board of Supervisors, County
of Sacramento on 10.31.17

By *Renae White*
Deputy Clerk, Board of Supervisors

FILED
BOARD OF SUPERVISORS

OCT 31 2017

Louise Evans
By Clerk of the Board

EXHIBIT A

NONCONFORMANCE

General Provisions

1.9.1.A. Intent

Within the zoning districts established by this Code or amendments that may later be adopted, existing lots, structures, and uses of land and structures exist that were lawful before this Code was passed or amended, but which may be prohibited, regulated, or restricted under the terms of this Code or future amendments. These nonconforming uses and structures are incompatible with permitted uses in the zoning districts and shall not be enlarged, expanded or extended, except as provided in Section 1.9.4. Furthermore, nonconforming uses shall be eliminated as soon as possible and shall not to be used as grounds for adding other structures or uses prohibited by this Code.

Consistent with the County's Right to Farm Ordinance, it is the intent of this Code that the establishment of urban and non-agricultural uses surrounding agricultural and agricultural-residential properties does not result in agricultural uses and structures becoming non-conforming.

1.9.1.B. Issued Building Permits

To avoid undue hardship, nothing in this Code shall be deemed to require a change in the plans, construction, or designated use of any building for which a valid, unrevoked building permit has been issued by the Building Permits and Inspection Division.

1.9.1.C. Legal Nonconforming Uses

Regardless of any other provision of this Code, the following shall without further action be deemed legal nonconforming uses:

1. Any use for which a use permit or variance has been granted pursuant to a previous code or any other ordinance of the County subject to any conditions imposed at the time of said grant.

1.9.1.D. Uses, Structures, and Lots Rendered Nonconforming

1. When a building, structure, or lot is used for a purpose that was a lawful use before the effective date of this Code, and this Code no longer classifies such use as an allowed use in the zoning district in which it is located, such use shall be considered nonconforming and shall be controlled by this Section.
2. Where any building, structure, or lot that legally existed on the effective date of this Code does not meet all standards set forth in this Code, such building, structure, or lot shall be considered nonconforming and shall be controlled by this Section.

1.9.1.E. Discontinued Use

The use shall be considered discontinued if the building space is unoccupied or if land area is vacant. The use loses its non-conforming status if discontinued for more than 90 days.

1.9.1.F. Lots Nonconforming Upon Creation

Any residentially zoned ("RD") lot which, upon its creation, did not conform to the applicable zoning and which remains out of conformance with the applicable zoning shall be considered nonconforming and shall be controlled by this Section (1.9), provided the lot meets all of the following requirements:

1. The County has issued an unconditional Certificate of Compliance for the lot pursuant to the Subdivision Map Act, and the Certificate of Compliance has been recorded in the office of the Sacramento County Recorder;
2. The lot is no smaller than 3,000 square feet in size;
3. The lot is not landlocked;
4. The lot has access to public water and public sewer; and
5. The lot contains a dwelling constructed prior to July 11, 1956, or, a dwelling constructed after July 11, 1956 pursuant to a valid County building permit.

7.3 CODE TERMS AND USE DEFINITIONS

This Section defines the terms used in this Code and the uses contained in Chapter 3, Use Regulations.

Landlocked Lot

A lot that has no direct access to a public street and no deeded access rights across adjacent properties to obtain such access.

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KEY

MC= Minor Use Permit

Zoning Administrator

Board of Supervisors

TZ = Temporary Use Permit by the Zoning Administrator

Use Standards in Sections Identified

AGRICULTURAL USES

² Includes former AC and TC zoning districts; interim standards for AC and TC zoning districts should refer to Title IV of the Sacramento County Zoning Code. Includes former SC zoning district. Refer to Title IV of the Sacramento County Zoning Code interim standards for SC zoning districts.

⁴ See footnote 10.

⁶ See footnote 10.

⁷ See footnote 10.

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KEY

MC= Minor Use Permit

Zoning Administrator:

CB= Conditional Use Permit by the Board of Supervisors

TZ = Temporary Use Permit by the Zoning Administrator

Use Standards in Sections Identified

Zoning Districts	Agricultural		Agricultural Residential		Residential			Recreation	Mixed Use	Commercial	Industrial			Use								
Use, Service, or Facility	AG-160	UR	AR-10	AR-5	AR-1	RD-1	RD-3	RD-7	RD-15	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2	Use Standard
	AG-80																					
	AG-40																					
	AG-20																					
COMMERCIAL USES ³																						
A. Commercial Service Uses																						
3. Personal Services	i.	Tattoo Shop ⁴											CP				CZ	MC		CP	CP	

1 Includes former SC zoning district. Refer to Title IV of the Sacramento County Zoning Code interim standards for SC zoning districts.
2 Includes former AC and TC zoning districts; interim standards for AC and TC zoning districts should refer to Title IV of the Sacramento County Zoning Code.
3 All commercial uses are subject to the general commercial use standards in Section 3.7.1; in addition to the use standards cited in this table.
4 If located within the Fair Oaks Boulevard Corridor Plan, use may require a Conditional Use Permit by the Planning Commission. See Section 6.7.

3.7. COMMERCIAL USE STANDARDS

3.7.1. General Standards for All Uses in Commercial Zoning Districts

3.7.1.B. Distance Separation Requirements [AMENDED 07-08-2016]

The following uses shall be regulated as set forth in Table 3.1 and shall meet the distance separation requirements set forth in Table 3.7.

TABLE 3.4			
Use	Separation from Residential and/or Ag-Res Zones	Separation from Sensitive Use*	Separation between the same use
Hookah/Smoking/Vape Lounges	100 feet	1,000 feet	1,000 feet
Pawn Shops	100 feet	100 feet	1,000 feet
Smoke Shops	100 feet	1,000 feet	1,000 feet
Check Cashing/Payday loans	100 feet	100 feet	1,000 feet
Thrift Stores	None	None	1,000 feet
Adult Novelty Stores	100 feet	1,000 feet	1,000 feet
Massage Establishments	100 feet	1,000 feet	1,000 feet
*Sensitive uses include: child day care center, library, public park, church, community center, public or private school, designated school bus stop, or indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of 18.			

1. The distance separation requirements prevail over any provision in a Special Planning Area (SPA) unless the SPA is more restrictive.
2. Required separation distances shall be measured as a radius from the primary entrance of the business or establishment to the nearest property line of the property so zoned or used.
3. Please note that separation requirements for uses are listed in a separate section. Examples include recycling facilities, adult uses and adult-related uses.
4. The above uses must also adhere to the over concentration requirements of Section 6.4.2.C.2.c.

6.4.2.C. Decision Authority and Approval Criteria [AMENDED 02-24-2017]

1. Minor Use Permits do not require a public hearing or review by CPAC for the area in which the use will be located.
2. To grant a Minor Use Permit, the Planning Director shall find that the use is not detrimental to the public health, safety, convenience and general welfare of persons residing or working in the neighborhood of such use, and shall find that the purposes of this Code shall be maintained with respect to location, use, building traffic or other impacts of the proposed use and its relationship to surrounding properties. In granting a Minor Use Permit for specific uses, the following findings shall be considered by the Planning Director in order to approve a Minor Use Permit:

An Ordinance Of The Board of Supervisors Of The County Of Sacramento To Amend The Zoning Code Of Sacramento County, Pertaining To Clean up Amendments

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- a. Solid fences over three (3) feet in height per Section 5.2.5. Findings shall be made that there is a preponderance of solid fencing over three feet in the neighborhood and/or the fence is located along an arterial or thoroughfare.
- b. Conversions of single-family dwelling to more than four bedrooms. Findings shall be made that the floor plan is clearly not intended to maximize the potential use of the property for rental purposes in a boardinghouse configuration as compared to floor plan layouts typical of single-family dwellings, and that the conversion would not substantially change the floor plan in a manner that consists of predominately bedrooms with minimal common usable area. Findings shall also be made that adequate parking is provided, in addition to the minimum requirements in Section 5.4.2.I.
- c. Commercial uses, including Massage Establishments, Hookah/Smoking Lounges, Pawn Shops, Tobacco Shops, On-sale Alcohol in Restaurants, Check Cashing Establishments, and Adult Novelty Stores. Findings shall be made that:
 - (i) The property or business does not have a history of crime-related issues, and the property and business are kept in good repair and upkeep.
 - (ii) Adequate measures are taken to reduce any negative impacts on residents or sensitive uses if located adjacent to a residential use or other sensitive uses, such as a day care center, school or park.
 - (iii) The distance separation requirements of Section 3.7.1.B are met, including separation from residential, sensitive uses, and the same use.
 - (iv) There is not an overconcentration of the following uses within 1,000 feet: massage establishments, hookah/smoking lounges, pawn shops, smoke shops, thrift shops, adult novelty stores, check cashing/pay day loan establishments, and adult uses. Overconcentration is defined as more than three of these uses within a 1,000 foot radius. The reviewing authority may approve exceptions based on physical characteristics of the neighborhood, such as the major arterials, freeways, railroads or other facilities that separate neighborhoods. The reviewing authority may also take into account the same uses located within an adjacent jurisdiction. This finding does not apply to on-sale alcohol in restaurants. These findings would also apply if any of these uses require a conditional use permit by a hearing authority.

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TABLE 3.1: ALLOWED USES [AMENDED 02-24-2017][AMENDED 06-22-2017]

P= Permitted Primary Use

MC= Minor Use Permit

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CZ = Conditional Use Permit by the
Zoning Administrator

CP= Conditional Use Permit by the Planning Commission

CB= Conditional Use Permit by the Board of Supervisors

A = Permitted Accessory Use

TZ = Temporary Use Permit by the Zoning Administrator

Greybox = Refer to Applicable

Use Standards in Sections Identified

[illegible]

Includes former SC zoning district. Refer to Title IV of the Sacramento County Zoning Code interim standards for SC zoning districts.

includes former AC and TC zoning districts; interim standards for AC and TC zoning districts should refer to Title IV of the Sacramento County Zoning Code.

³ All commercial uses are subject to the general commercial use standards in Section 3.7.1; in addition to the use standards cited in this table.

4 For drive through, see Allowed Accessory Uses, Table 3.2.

For drive through, see Allowed Accessory Uses, Table J.2.

⁶ See footnote 54.

⁷ See footnote 54.

⁸ See footnote 54.

TABLE 3.2: ALLOWED ACCESSORY USES¹ [AMENDED 02-24-2017][AMENDED 05-11-2017][AMENDED 06-22-2017]

KEY

P= Permitted Primary Use

MC= Minor Use Permit

CZ = Conditional Use Permit by the Zoning Administrator

A = Permitted Accessory Use

Gray Boxes = Refer to Applicable

Use Standards in Sections Identified

Zoning Districts	Agricultural		Agricultural-Residential		Residential				Recreation		Mixed Use		Commercial		Industrial		Use Standard
	AG-160 AG-80 AG-40 AG-20	UR IR	AR-10, AR-5 AR-1	AR-2, AR-1	RD-1, RD-2	RD-3, RD-4	RD-5, RD-7	RD-10, RD-15	RD-20, RD-25, RD-30, RD-40	RR O C-O	NMC CNC NMZ		BP IC ² GC	MP M-1 M-2			
T. [DELETED xx-xx-2017] ⁴																	
U. Drive Through ⁵																	39.3.V

¹ All accessory uses are subject to the general accessory use standards in Section 3.9.1, in addition to the specific standards cited in this table.

² Includes former SC zoning district; interim standards for SC zoning districts should refer to Title IV of the Sacramento County Zoning Code.

³ Includes former AC and TC zoning districts; interim standards for AC and TC zoning districts should refer to Title IV of the Sacramento County Zoning Code.

⁴ [DELETED xx-xx-2017].

⁵ [DELETED xx-xx-2017].

3.7.3. Eating/Drinking Uses

3.7.3.A. Restaurant, Carry-out/Drive-through/Sit-down

1. Drive-throughs are permitted in the zoning districts listed in Table 3.2 if in compliance with the standards in Section 3.9.3.v. "Drive-Throughs."
2. In the BP and MP zoning districts, permitted subject to a finding by the Planning Director that the use is incidental to the business center and intended to serve its employees.

3.7.5. Financial Institutions

3.7.5.A. Financial Institution

Permitted in the listed zoning districts, if in compliance with the standards in-Section 3.9.3.V, "Drive -Throughs."

3.9.3.U. Remote Teller

[DELETED xx-xx-2017].

3.9.3. Use-Specific Standards for Accessory Uses

The specific standards of this Section shall apply in addition to the general standards of Section 3.9.2. In the event of conflict, the more restrictive standard in the opinion of the Planning Director shall apply.

3.9.3.V. Drive- Throughs

1. Design

A drive-through shall comply with the following minimum standards:

- a. Drive-throughs shall provide at least 180 feet of reservoir space (stacking lane) for each facility, as measured from the service window or unit to the entry point into the drive through lane. Nonfood and nonbeverage businesses may reduce the stacking space to a minimum of 60 feet. When multiple lanes are provided, the length of each lane may be counted.
- b. Entrances and exits to drive-through lane shall be at least 25 feet from driveways entering a public street measured from the back of the public right-of-way.
- c. When a drive-through lane is adjacent to a public right-of-way, a minimum of 25 feet of landscaping shall be provided between the drive through lane and right-of-way as measured from the back of sidewalk.
- d. Drive-throughs shall not be considered as justification for reducing the number of required parking spaces.
- e. Drive-throughs that do not meet the development standards may be permitted subject to the issuance of a Special Development Permit from the Zoning Administrator.
- f. With approval of a Special Development Permit, the 25 foot landscaped setback may be reduced to no less than 10 feet between the drive through lane and the right-of way (measured from the back of sidewalk). Additional screening such as low decorative walls or fences, berms, or enhanced landscaping may be required.

- g. Drive-through lanes shall be a minimum of twelve (12) feet wide and shall be separated from other circulation aisles necessary for ingress or egress, or aisles providing access to any parking space. Each drive-through lane shall be striped, marked, separated with curbs and/or landscape planters, or otherwise distinctly delineated.

2. Location

Drive-throughs with amplified sound shall be located at least 300 feet from residential zoning districts (RD-1 through RD-40). Drive-throughs without amplified sound may reduce the separation distance to at least 75 feet from residential zoning districts (RD-1 through RD-40).

- a. Drive-throughs that do not meet the above standard may be permitted subject to the issuance of a Conditional Use Permit from the Zoning Administrator.
 - (i) If the building size is 100 square feet, or less, then a Minor Use Permit by the Planning Director.

3. Required Findings

A Conditional Use Permit and/or Special Development Permit for a drive-through shall not be approved unless the appropriate authority finds that:

- a. The design and location of the facility and lane will not contribute to increased congestion on public or private streets adjacent to the subject property.
- b. The design and location of the facility and lane will not impede access to or exit from the parking lot serving the facility nor impair normal circulation within the parking lot.

7.3 CODE TERMS AND USE DEFINITIONS

This Section defines the terms used in this Code and the uses contained in Chapter 3, Use Regulations.

Drive Through

A commercial facility that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in vehicles that are in designated stacking lanes. A drive-through facility may be in combination with other uses, such as a financial institution, personal service shop, retail store, eating establishment or gas stations. In these guidelines, a drive-through facility does not include gas pump islands or vacuum cleaning stations. Features associated with drive-throughs, include, but are not limited to: designated stacking lane(s), intercom systems, menu/order boards, service window(s), kiosk(s), or other related mechanical devices.

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KEY

MC= Minor Use Permit

Zoning Administrator

Professionalism

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TZ = Temporary Use Permit by the

Use Standards in Sections Identified

Zoning Districts	Agricultural		Agricultural Residential		Residential			Recreation	Mixed Use		Commercial		Industrial		Use
	AG-160; AG-80; AG-40; AG-20	UR IR	AR-10; AR-5	AR-2; AR-1	RD-1; RD-2	RD-3; RD-4	RD-5; RD-7; RD-10; RD-10	RD-15; RD-20; RD-25; RD-30; RD-40	RR O C-O	MVC QMC QNZ	BP ILC ¹ GC ²				Use Standard
COMMERCIAL USES³															
C. Entertainment / Recreation Uses															
19. Event Center/ Reception Hall									CZ	P	P	P	CZ	CZ	3.7.4.H

¹ Includes former SC zoning district. Refer to Title IV of the Sacramento County Zoning Code interim standards for SC zoning districts.

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3 All commercial uses are subject to the general commercial use standards in Section 3.7.1; in addition to the use standards cited in this table.

3.7.4. Entertainment/Recreation Uses

3.7.4.H. Event Center/Reception Hall

1. An event center or reception hall in the LC or GC zoning districts with capacity exceeding 300 persons (per Fire Department occupancy load calculations) shall be subject to a Conditional Use Permit by the Zoning Administrator.
 - a. Conditions of approval may include restricted hours and, frequency of events, restrictions on alcohol sales, additional on-site security, and additional parking or traffic controls, if needed to ensure minimal nuisance impacts to surrounding properties.
2. There shall be no on-sale of alcoholic beverages at the facility except as allowed by one-day permits related to specific events and issued by the Sheriff's Department.
3. All events are subject to the Sacramento County Noise Ordinance. Violation of the Noise Ordinance is grounds for suspension or revocation of business licenses and/or Conditional Use Permits.
4. All outdoor areas used for event activities (patios, designated smoking areas) must be located at least 100 feet away from residentially zoned property.
5. Parking requirements are as described for Auditoriums, Exhibition Halls, and Public Assembly Uses in Table 5.21 of Section 5.9.2.B. Shared parking arrangements for event centers in commercial strip centers may be considered with a Special Development Permit.

7.3 CODE TERMS AND USE DEFINITIONS

This Section defines the terms used in this Code and the uses contained in Chapter 3, Use Regulations.

Event Center/ Reception Hall

A facility operated by a private entity that is open to the general public for the purpose of hosting of meetings, training seminars, conventions, parties, banquets, concerts, weddings, and other similar social functions.

Private Social Center, Social Club, Fraternal Hall/Lodge

Facilities used for individuals to meet and socialize for mutual aid or benefit, those individuals being members of a common social, service, or fraternal organization. Examples include but are not limited to: labor union hall, Elks lodge, and social center.

TABLE 3.2: ALLOWED ACCESSORY USES¹ [AMENDED 02-24-2017][AMENDED 05-11-2017][AMENDED 06-22-2017]

KEY

P= Permitted Primary Use

MC= Minor Use Permit

CZ = Conditional Use Permit by the Zoning Administrator

A = Permitted Accessory Use

STANDARD USES = Refer to Applicable

Use Standards in Sections identified

Zoning Districts	Agricultural	Agricultural-Residential	Residential				Recreation	Mixed Use			Commercial	Industrial			Use Standard
Use, Service, or Facility	AG-160, AG-80, AG-40, AG-20	AR-10, AR-5, AR-2, AR-1	RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, RD-15, RD-20, RD-25, RD-30, RD-40	RR	O	C-O	NMC	CMC	NMZ	BP	LC ²	GC ³	MP	M-1	M-2
G. Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.9.3F

¹ All accessory uses are subject to the general accessory use standards in Section 3.9.1, in addition to the specific standards cited in this table.

² Includes former SC zoning district; interim standards for SC zoning districts should refer to Title IV of the Sacramento County Zoning Code.

³ Includes former AC and TC zoning districts; interim standards for AC and TC zoning districts should refer to Title IV of the Sacramento County Zoning Code.

TABLE 3.2: ALLOWED ACCESSORY USES¹ [AMENDED 02-24-2017][AMENDED 05-11-2017][AMENDED 06-22-2017]

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 = Refer to Applicable

Use Standards in Sections Identified

Zoning Districts	Agricultural		Agricultural-Residential	Residential				Recreation		Mixed Use		Commercial		Industrial		Use Standard						
Use, Service, or Facility	AG-160	UR IR	AR-10, AR-5 AR-1	RD-1, RD-2	RD-3, RD-4	RD-5, RD-7	RD-10, RD-15 RD-30 RD-40	RR	O	C-O	NMG	CNG	NMZ	BP	LC ²	GC ³	MP	M-1	M-2			
	AG-80,																					
	AG-40																					
	AG-20																					
S. Cargo Container ⁴	A	A	A	MC	MC	MC	MC	MC	A	A	A			A	A	A	A	A	A	3.9.3.T		

¹ All accessory uses are subject to the general accessory use standards in Section 3.9.1, in addition to the specific standards cited in this table.

² Includes former SC zoning district; interim standards for SC zoning districts should refer to Title IV of the Sacramento County Zoning Code.

³ Includes former AC and TC zoning districts; interim standards for AC and TC zoning districts should refer to Title IV of the Sacramento County Zoning Code.

⁴ The use of Portable On Demand Storage (PODS) or similar containers on a temporary basis is permitted in any zone for up to 48 hours. Use of cargo containers in conjunction with a public school or park is permitted and regulated through the applicable school or park district board, respectively, and as regulated by 3.9.3.1.5.

3.9 ACCESSORY USE STANDARDS

3.9.1. Purpose

This Section authorizes the establishment of accessory uses that are incidental and customarily subordinate to principal uses. An accessory use is "incidental and customarily subordinate" to a principal use if it complies with the standards set forth in this Section.

3.9.3.T. Cargo Containers

1. In residential (RD) zoning districts.

- a. A Minor Use Permit is required.
- b. Cargo containers shall be subject to design review and be painted a solid earth tone, or a color that matches the adjacent structures. Acceptable earth tones include, but are not limited to: beige, taupe, and browns. Colors shall be maintained for the life of the container.
- c. There shall be no more than one cargo container per property, located in the rear or interior side yard of the property.
- d. Development standards shall be as required for general residential accessory structures, listed in SZC Section 5.4.5.B, Table 5.10. including maximum square footage and lot coverage requirements.
- e. Cargo containers shall be screened from view from public rights-of-way and neighboring properties by fast-growing evergreen landscaping or fencing.
- f. Cargo containers shall be designed to be compatible with and complement existing dwellings on the same or adjacent parcels.
- g. Cargo containers shall not display signage and shall be kept free of graffiti.

2. In agricultural-residential zoning districts.

- a. A single cargo container is permitted by right on parcels with a minimum lot size of two (2) acres. A Minor Use Permit is required for parcels less than two (2) acres in size or for more than one cargo container on a single parcel.
- b. Cargo containers shall be subject to design review and be painted a solid earth tone, or a color that matches the adjacent structures. Acceptable earth tones include, but are not limited to: beige, taupe, and browns. Colors shall be maintained for the life of the container.
- c. Cargo containers shall not be stacked.
- d. Cargo containers shall be located in the rear or interior side yard of the property.
- e. Cargo containers shall be screened from view from public rights-of-way by fast-growing evergreen landscaping or fencing.
- f. Development standards shall be as required for general residential accessory structures, listed in Section 5.4.5.B., Table 5.10. including maximum square footage and lot coverage requirements. Cargo containers are not considered general agricultural buildings.

- g. Cargo containers shall be kept free of graffiti.
 - h. Signage is allowed on each cargo container subject to design review approval.
 - 3. In agricultural and recreation zoning districts.
 - a. Cargo containers shall not be stacked.
 - b. Cargo containers shall be kept free from graffiti.
 - c. Development standards shall be as required for general residential accessory structures, listed in Section 5.4.5.B., Table 5.10
 - d. Cargo containers are not considered general agricultural buildings and are subject to the maximum square footage requirements of incidental agriculture structures as shown in table 5.10.
 - e. Signage is allowed on each cargo container subject to design review approval.
 - 4. In commercial and industrial zoning districts.
 - a. Cargo containers shall be located in the buildable portion of the lot.
 - b. Cargo containers shall not occupy required parking areas or required landscaping areas.
 - c. In commercial zones, cargo containers shall not be visible from public right of way.
 - d. Cargo containers may be stacked in industrial zoning districts only.
 - e. Cargo containers shall be kept free of graffiti.
 - f. Signage is allowed on each cargo container subject to design review approval.
 - 5. Cargo containers used on school or park sites must be screened from public view and located at least 25 feet from a property used for residential purposes.

3.4.6 Stables and Corrals

Riding stables, boarding stables, riding academies, and other stables and corrals, whether private or commercial, shall comply with the following minimum standards as applicable:

- 3.4.6.A.** Any corral, riding ring, or exercise yard used for keeping horses shall be enclosed by a fence or other enclosure; and no part of any such corral, riding ring, or exercise yard shall be located closer than 20 feet to any door, window, or other opening of any building or structure on the same or any other parcel used or designed to be used for human habitation.
- 3.4.6.B.** All fences that enclose livestock shall be constructed of an adequate height and shall be designed so as to control and contain such livestock at all times and so as to prevent such livestock from crossing any property lines or damaging adjacent property.
- 3.4.6.C.** An operator of a commercial or private stable or corral shall not allow dust, odor, or flies to cause nuisance or annoyance to any considerable number of persons in the neighborhood or the public and at a minimum shall comply with the following:

1. All areas shall be maintained so as to be sufficiently dust-free so that no visible quantity of dust is observable at the property lines of the parcel. This shall be done by maintaining sufficient natural vegetation, by watering down corral area as often as necessary to prevent dust problems, or by utilizing other more effective dust prevention methods.
2. The operator of a stable shall take every reasonable precaution to prevent the breeding of flies or the emission of dust or odors into the neighborhood. Reasonable precautions shall include:
 - a. Routine manure and bedding clean out of stalls and routine cleanup of manure deposited on the property.
 - b. Disposal of animal wastes, such as:
 - (i) Properly drying or composting away from neighboring properties.
 - (ii) Burying to a minimum depth of two (2) feet.
 - (iii) Removal to approved disposal site.
3. All areas shall be maintained in a sanitary condition and in compliance with the following standards:
 - a. Water usage and drainage shall not mix with manure accumulations and shall not be disposed of contrary to local and state requirements.
 - b. Animal feed shall be stored and utilized in a manner that will not encourage rodent populations.

3.4.6.D. Minimum Lot Area

1. For any commercial or public stable or corral the minimum lot area shall be three (3) acres.
2. For any private stable or corral, the minimum lot area shall be 20,000 square feet.

3.4.6.E. Private Stable Development Standards

See Section 5.3.2.C. for standards in Agricultural and Agricultural-Residential zones (Table 5.6) and Section 5.4.5.B. for standards in Residential zones (Table 5.10- Agricultural Accessory Structures).

3.4.6.F. Commercial or Public Stable Development Standards

1. In Residential zones
 - a. Building areas shall not exceed 1,000 square feet.
 - b. Building heights shall not exceed 30 feet and two stories
 - c. Front yard setbacks shall be 30 feet without a PUPFE and 35 feet with a PUPFE.
 - d. Side and rear yard setbacks shall be 30 feet.
2. In Agricultural-Residential zones the standards of Section 5.3.2.C. (Table 5.6) shall apply.
3. In Agricultural and Recreation zones, where allowed, the standards of Section 5.3.2.B. (Table 5.5) shall apply.

3.6.4.B. Community and Market Gardens

Community and Market gardens are permitted, provided that permission to use the property has been given in writing by the property owner and subject to the standards included in this section. Nothing in this section shall be construed to preempt any provision related to the cultivation of marijuana as found in Title 6 of the Sacramento County Code, or the provisions of the Land Grading and Erosion Control Ordinance, Stormwater Quality Ordinance, or Floodplain Management Ordinance.

1. Maintenance

Community and market gardens shall be maintained in an orderly manner, including litter removal, irrigation, weeding, pruning, pest control and removal of dead or diseased plant materials.

2. Equipment

- a. Regular use of mechanized farm equipment is prohibited in residential districts.
- b. The use of equipment up to 8,000 pounds may be used in the initial preparation of lands for community and market gardens between the hours of 6:00am and 8:00pm and consistent with the Sacramento County Noise Ordinance.
- c. Regular use of standard landscaping and gardening equipment designed for household use is permitted.
- d. Equipment when not in use must be within enclosed structures or otherwise not visible to the public.

3. Structures

Structures used to support community and market gardens, such as tool sheds, greenhouses, produce stands, and instructional spaces are permitted, subject to all other applicable zoning regulations and development standards found in Section 5.3.2.C. for Agricultural and Agricultural-Residential zones (Table 5.6) and Section 5.4.5.B. in Residential zones (Table 5.10-Agricultural Accessory Structures).

3.9.3.G. Incidental Agricultural Uses and Keeping of Animals [AMENDED 02-24-2017]

Incidental agricultural uses and keeping of animals is allowed, except in multifamily and RM-2 zoning districts unless developed as a duplex or halfplex, subject to the regulations contained in this section.

1. General Standards

- a. The keeping of animals must be incidental to a permitted residential use.
- b. The conditions, standards, and requirements of Title 8 of the Sacramento County Code are met to the satisfaction of the Chief of Animal Control.
- c. All areas devoted to such uses shall comply with the standards applicable to stables and corrals related to dust, odor, flies and other nuisances included in Section 3.4.6.C. These standards are applicable to the incidental keeping of animals.
- d. The provisions of these use standards shall not apply to public or private stables, or where such animals are kept as a general agricultural use.

- e. Animals allowed pursuant to this section must be kept in an area separate from where crops intended for sale or consumption are grown.

2. Lot Area

The minimum lot area for any lot used for an incidental agricultural use or for public or private boarding or riding stables as defined in this Code shall be as follows. The lot area may be decreased subject to the issuance of a Special Development Permit by the Zoning Administrator.

- a. For any commercial or public stable the minimum lot area shall be three (3) acres.
- b. For any private stable, the minimum lot area shall be 20,000 square feet.
- c. The minimum lot area for the keeping of small animals (animals less than 75 pounds), (other than pets as defined in Chapter 7.3) including crowing fowl, on a noncommercial scale as an incidental use, shall be 10,000 square feet.
 - (i) The keeping of crowing fowl as an incidental agricultural use shall be allowed in all zoning districts other than RD-10 through RD-40, RM-2, O, Mixed Use, and M-2.
- d. On lots less than 10,000 square feet, the keeping of egg-laying chickens and ducks is allowed subject to the following restrictions:
 - (i) Animals must be kept in rear yard areas only.
 - (ii) Residentially zoned parcels may have one of these animals for every 1,000 square feet of parcel area or one for every 200 square feet of rear yard area, whichever is less.
 - (iii) Nonresidentially zoned parcels may have one of these animals for every 400 square feet of parcel area or one for every 200 square feet of rear yard area, whichever is less.
 - (iv) A covered coop with a roof and four sides must be provided for chickens to voluntarily retreat to and roost at night.
 - (v) These animals must be kept in a structure or fenced area at least 20 feet from all neighboring residential dwellings at all times.
 - (vi) 10 square feet of space shall be available for each animal for foraging and roaming.
- e. The keeping of goats, sheep, steer, and similar animals may be temporarily allowed on parcels less than 20,000 square feet, and hogs on lots greater than two acres, with a Minor Use Permit if part of a Future Farmers of America or, 4-H Club educational program or, if kept by independent exhibitors as defined by the California Department of Food and Agriculture.
 - (i) Only animals kept as part of a market program are allowed.
 - (ii) Structures utilized for the keeping of animals is subject to the development standards found in Section 5.3.2.C. for Agricultural and Agricultural-Residential zones (Table 5.6) and Section 5.4.5.B. in Residential Zones (Table 5.10- Agricultural Accessory Structures).

(iii) Failure to comply with the standards of this section or any conditions of the Minor Use Permit may result in the revocation of the use permit pursuant to Section 6.4.1.G.

f. For any other incidental agricultural use, the minimum lot area shall be 20,000 square feet.

3. Development Standards for Structures

Structures used for incidental agriculture and the incidental keeping of animals shall be consistent with the development standards found in Section 5.3.2.C. for Agricultural and Agricultural-Residential zones (Table 5.6) and Section 5.4.5.B. in Residential zones (Table 5.10- Agricultural Accessory Structures).

5.3.2. Accessory Structures in Agricultural and Agricultural-Residential Zones

5.3.2.A. Development Standards for Accessory Structures in Agricultural and Agricultural-Residential Zones

1. The provisions of this Section shall apply to the sites zoned Agricultural or Agricultural-Residential.
2. The following development standards in Table 5.6 apply to Accessory Structures in the Agricultural and Agricultural-Residential zones, constructed, enlarged, or otherwise modified.

Table 5.6 Development Standards for Accessory Agricultural Structures in Agricultural and Agricultural-Residential Zones

STANDARD	Maximum Percent of the Habitable Floor Area of the Main House on the Site [1]		
	50%	100%	200%
General Standards			
Net Lot Area	Less than 1 Acre	1-2 Acres	Over 2 Acres
Minimum Yard Setback Requirements (feet)			
Front Yard (Without PUPF/With PUPF)	20 / 25	20 / 25	20 / 25
Interior Side Yard	3 [2]	10	10
Rear Yard	3 [2]	20	20
Side Street Yard (Without PUPF/With PUPF)	12.5 / 18	12.5 / 18	12.5 / 18
Maximum Height of Structure (feet)			
Height of Structure to the Peak of the Roof	16	Same as permitted for primary dwelling	Same as permitted for primary dwelling
N/A = Not Applicable; PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)			
[1] The total floor area for all of the Accessory Structures in Agricultural and Agricultural-Residential Zones shall not exceed 5,000 square feet. Exceptions to these area requirements may be permitted with a Minor Use Permit.			
[2] All barns, stables, and other structures used for the housing of animals may be located not less than three (3) feet from the rear or side property line provided the building or structure is constructed with solid walls with no openings of any kind within 10 feet of the property line.			
[3] The size of accessory structures on legal nonconforming parcels less than one (1) acre in size may be increased to greater than 50 percent with a minor use permit.			

5.4.5 Residential Accessory Structures [Amended per Urgency Ordinance. Effective 6/6/2017 through 6/5/2018]

5.4.5.A. Applicability

No building or structure, used for an accessory structure incidental to a primary residential dwelling, shall be built, enlarged, or moved unless the provisions of this Section are met. No accessory building shall be used as sleeping or housekeeping quarters, unless expressly permitted in the zoning district in which the property is located. Accessory structures are not permitted until the primary structure is present.

This Section shall apply to the following uses and structures in any zoning district, when incidental to a primary residence located on the same lot or parcel.

1. Habitable accessory structures

- a. Guest house
- b. Residential accessory dwellings including accessory mobilehomes (Except that accessory dwelling units contained within the existing space of a single-family

residence or accessory structure, with independent exterior access from the existing residence and sufficient side and rear setbacks for fire safety, require a building permit only.)

2. Ancillary accessory structures
3. Detached garage and carport
4. Storage shed
5. Detached covered patio and deck
6. Workshop
7. Greenhouse
8. Swimming pool and spa
9. Cabana or similar recreation facility
 - a. Miscellaneous structures and uses
 - b. Enclosures for swimming pool or spa
 - c. Uncovered decks
 - d. Fences
 - e. Miscellaneous recreation structures not including portable equipment
10. Cargo Containers
11. Agricultural Accessory Structures including:
 - a. Private stables and corrals
 - b. Barns used for primarily agricultural purposes
 - c. Chicken coops
 - d. Hog pens

Structures related to incidental agricultural uses in Agricultural and Agricultural-Residential zoning districts may utilize the standards found in Section 5.3.2.C. (Table 5.6).

5.4.5.B. Development Standards for Residential Accessory Structures

The development standards in Table 5.10 apply to accessory dwellings and other residential accessory structures, listed in Section 5.4.5.A, that are constructed, enlarged, or otherwise modified. Standards listed in Section 5.4.5.C and 5.4.5.D also apply to residential accessory dwellings. Deviations from height and setback standards and the standards in Table 5.10 may be permitted with a Special Development Permit by the Zoning Administrator. Refer also to Section 3.9. for development standards for specific residential accessory uses. For lot area and other operational requirements for incidental agricultural structures, refer to Chapter 3, Section 3.4.6. and 3.9.3.G.

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STANDARD	Accessory Use					
	General [1]	Agricultural Accessory Structures	Accessory Dwelling Unit [2]	Chicken Coops	Hog Pen	Fences (≤ 7 feet/ > 7 feet)
General Standards						
Maximum Square Footage (sq. ft.)	The area of all accessory structures on a single parcel, except residential accessory dwellings and swimming pools, shall not exceed: - For lots less than 20,000 sq. ft. in gross area, 50 percent of the habitable floor area of the primary residential dwelling. - For lots greater than 20,000 sq. ft. in area or greater, 100 percent of the habitable floor area of the primary dwelling.		Refer to Section 5.4.5.C.5.	30 [3]	500 sq.ft (pen area)/ 500sq.ft. (Building Area)	N/A
Maximum Building Coverage	30 percent of rear [4]		N/A	N/A	N/A	N/A
Maximum Height (feet)	16 (14 feet to plate line and limited to one story)	24	16 (14 feet to plate line and limited to one story) [6]	8	16 [5]	
Minimum Yard Setback Requirements (feet)						
Front Yard (Without PUPF/With PUPF)	20 / 25	25 / 30	Same setbacks for the primary structure. See Section 5.4.2.B	N/A [7]	N/A [7]	[9]
Interior Side Yard	3 [8]	10		3 [10]	50	N/A [9]
Rear Yard	3 [8]	10		3 [10]	50	N/A [9]
Side Street Yard (Without PUPF/With PUPF)	12.5 / 18	12.5 / 18		3 [10]	50	[9]
Primary Structure	[11]	10	N/A	N/A	N/A	N/A
Maximum Permitted Encroachment Into Required Yard Areas (feet)						
Front Yard and Side Street Yard	Air Conditioning Equipment: 5 [12] Other Mechanical Equipment: 5 [12]			5 [12]		[9]
Interior Side Yard and Rear Yard	Air Conditioning Equipment: 0 Other Mechanical Equipment: 5 [13]			N/A		[9]

N/A = Not Applicable; PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] Swimming pools and spas may not be located within the required front or side street yard; within a recorded setback, except the rear yards of through lots unless otherwise prohibited by a recorded subdivision map; within a public utility easement; or within a public easement. These regulations shall not affect requirements of SPA zoning districts.

[2] Only one Accessory Dwelling Unit shall be allowed per lot.

Table 5.10 Development Standards for Accessory Structures in Residential Zoning Districts

STANDARD	General [1]	Accessory Use				
		Agricultural Accessory Structures	Accessory Dwelling Unit [2]	Chicken Coops	Hog Pen	Fences (≤ 7 feet/ > 7 feet)
[3] A minimum of three (3) square feet per bird shall be provided to a maximum of 30 square feet.						
[4] For the purpose of this calculation, all enclosed or roofed space shall be counted as space occupied by accessory buildings. This restriction does not apply to swimming pool area.						
[5] Not to exceed one (1) story and plat line not to exceed 10 feet.						
[6] The Zoning Administrator may approve a residential accessory dwelling which exceeds 16 feet, provided the proposed height does not adversely affect adjoining residentially zoned property, and the residential dwelling does not exceed the allowable height of the primary residential structure on the lot.						
[7] Chicken and hog keeping is allowed in the rear yard only.						
[8] Accessory structures must maintain a minimum three (3) foot setback from property lines for any portion of the structure, unless a greater setback is required in Footnote [6]. NOTE: smaller structures or sheds which do not exceed 120 square feet in area or nine (9) feet in height overall may be placed on the property line.						
[9] Fences over seven (7) feet in height are permitted when setback three (3) feet from an interior property line after first securing an approved building permit. Fences over seven (7) feet in height may be permitted on interior property lines with a Special Development Permit by the Zoning Administrator. See Section 5.2.5, "Development Standards for Walls and Fences" for complete fencing standards. Fence height may be modified by a condition of approval where the Zoning Administrator finds that due to site features different screening requirements are necessary.						
[10] A minimum 20 foot setback from all neighboring residential dwellings.						
[11] If less than six (6) feet from the primary residential structure, accessory structures must meet the same setback as the primary residential structure on the same parcel.						
[12] Provided said equipment is within a solid fenced yard or enclosure.						
[13] Provided equipment shall be no closer than two (2) feet from any property line.						

5.4.6. [DELETED xx-xx-2017]

7.3 CODE TERMS AND USE DEFINITIONS

This Section defines the terms used in this Code and the uses contained in Chapter 3, Use Regulations.

Structure, Agricultural Accessory

A structure, incidental to an allowed residential use, that is developed and used primarily for agricultural purposes, either general or urban, as defined:

3.5.2. Group Living Uses

3.5.2.A. Emergency Shelter

The provision of these shelters will provide temporary shelter in unincorporated County area(s). The Office of Planning and Environmental Review shall obtain recommendations from the Sheriff's Department prior to approval of development plans.

1. Development Standards

Development or conversion of emergency shelters is allowed in the GC and M-1 zoning districts, subject to the following standards and requirements:

- a. Compliance with Section 5.8.1, "Development Standards for Institutional Uses."
- b. All emergency shelters shall be subject to Design Review and approval by the Planning Director prior to issuance of a building permit or occupancy permit. All emergency shelters shall include, at a minimum, the following:
 - (i) Telephone(s) for use by clients.
 - (ii) On-site personnel during hours of operation when clients are present. The manager's area shall be located near the entry to the facility.
 - (iii) Adequate interior and exterior lighting.
 - (iv) Secure areas for personal property.
 - (v) Off-street parking, provided in the ratio of one space for every 10 adult beds, plus an additional space designated exclusively for the manager. All parking is required to be off-street and on site.

c. Maximum Number of Beds

No more than 100 beds shall be provided in any single emergency shelter, unless a Conditional Use Permit is approved by the Board of Supervisors to exceed the 100-bed limit. (Note: This maximum number of beds may be exceeded in situations of disaster or catastrophic conditions.)

d. Hours of Operation

Facilities shall establish, maintain, and post set hours for client intake and discharge.

e. Transit

Emergency facilities must either be located within one-half (1/2) mile of a designated transit corridor or existing bus route; or, if a facility is not within one-half (1/2) mile of a transit corridor or bus route, the applicant shall submit to the Planning Director in conjunction with Design Review evidence that transportation will be provided between the facility and a transit corridor or bus line.

f. Locational Requirements

Emergency shelters must meet the following locational requirements:

- (i) Shelter programs serving single adults only must be situated more than 1,000 feet from any other similar program, a public park, a public or private K-12 school, an indoor or outdoor recreational facility designed to serve primarily persons under 18 years old, a child care facility, or a single-family residential zoning district. Programs may have multiple buildings.
- (ii) All other shelter programs must be situated more than 1,000 feet from any other similar program. Programs may have multiple buildings.
- (iii) The 1,000-foot distance requirement shall be measured from property line to property line, except that if the proposed project is separated by a freeway from other emergency shelter programs or other affected uses as set forth in Section 3.5.2.A.f.(i), the 1,000-foot distance shall be measured

along the most direct public pedestrian route between the shelter programs or affected uses.

2. Emergency shelters, not meeting the requirements of Section 3.5.2.A.1., are subject to approval of a Conditional Use Permit to be decided by the Board of Supervisors, except when pursuant to Section 3.6.3.A.4.

6.3.2. Design Review [AMENDED 04-07-2016]

6.3.2.A. General

Compliance with the County-wide Design Guidelines is required for any commercial, industrial, residential, mixed-use, institutional, or public works project that meets Section 6.3.2.A.1 and either 6.3.2.A.2 or 6.3.2.A.3.

1. Located in any one of the following existing or proposed land use zoning districts:
 - a. Commercial Zoning Districts: BP, LC, GC, SC, AC, TC, CO.
 - b. Mixed-Use Zoning Districts: NMC, CMC, CMZ.
 - c. Industrial Zoning Districts: MP, M-1, M-2.
 - d. Special Zoning Districts: SPA.
 - e. Nonresidential development in any residential zoning district.
 - f. Single-Family and Multi-Family Residential development in any zoning district. Design Review of single-family projects shall be pursuant to Table 6.2.
 - g. Structures related to commercial and institutional uses in Agricultural and Agricultural-Residential Zoning Districts.

6.3.2.F. Signs

Any new freestanding or tenant sign (other than wall signs) permitted by the provisions of this Code shall be considered a nondiscretionary project, and shall be subject to design review by the Planning Director. Modifications to existing signs are permitted without design review, provided that the sign conforms to current standards for the zoning district in which it is located.

1.9.3.E. Continuation of Nonconforming Use of Land or Building

The nonconforming use of land or buildings may be continued beyond five years from the date the use became nonconforming, upon issuance of a certificate of nonconforming use by the Planning Director. The Planning Director shall issue such certificate only if all of the following findings can be made:

1. Such use was made nonconforming by a rezoning action initiated by the Board of Supervisors or by a Zoning Code amendment adopted by the Board of Supervisors.
2. Prior to the effective date of the action taken in Section 1.9.3.E.1, the use was a legally established use in conformance with the Zoning Code in effect at that time.
3. No complaints of any kind are pending before the Office of Development and Code Services regarding the property and no enforcement action of any kind is pending regarding the property. For purposes of this Section, "enforcement action" shall include, but not be limited to notices given by the Code Enforcement Division, stipulated judgments or other settlement documents requiring performance of some activity, and enforcement litigation. The pendency of any complaint or any action based solely on the nonconforming status of the property shall not be the basis for denial of the certificate.

4. If the use is one which is required by this Code to be located at least 500 or 1,000 feet from any residential, interim residential, estate, agricultural-residential, or agricultural land use zoning district, then the use shall meet the required distance from any such land use zoning district, except as provided in Section 1.9.3.F.
5. If the use is one for which a business license is required, a valid business license has been continuously held for the entire period it has been required.

A certificate may be issued subject to conditions reasonably related to making the current use conform to reasonable standards in the current zoning district. Conditions may include a term of expiration when deemed appropriate by the granting authority. A certificate may be revoked in the same manner as other entitlements as provided in Section 6.6. The use permitted by the certificate is subject to the restrictions set forth in Section 1.9.3.A.

1.9.3.J. Convenience Store Operations

Provided that the conditions listed below are met in any commercial zone, or any zone where lawfully established, a convenience store, neighborhood market, or a food market ancillary to a service station shall be considered a "permitted use". As a "permitted use", the use shall be subject to all regulations applicable to such "permitted use" required by the zone in which said property is located.

The subject business may operate regardless of the hours it is open and regardless of its location in relationship to the property line of residentially zoned property, or the location of a public or private school (kindergarten through the twelfth grade), provided that:

1. The use of convenience store, neighborhood market, or food market ancillary to a service station, was established on or before August 5, 1982; and/or
2. The hours of operation of the store, on August 5, 1982, were prior to 6:00 a.m. or were after 11:00 p.m.

In order to establish such use, a business must register this fact with Planning and Environmental Review by July 1, 1988, on a form provided by that office to declare such status.

Business so registered will be required by July 1, 1989, to have the business property in compliance with the then in effect (August, 1982) development standards for the land use zone of that business on that date, unless notified by Planning and Environmental Review to comply at an earlier time.

3.5.2.B. Emergency Shelter

The provision of these shelters will provide temporary shelter in unincorporated County area(s). Planning and Environmental Review shall obtain recommendations from the Sheriff's Department prior to approval of development plans.

3.6.6.C. Solar Energy Facilities

3. Commercial I and II Solar Energy Facilities

Solar facilities shall comply with the following provisions, to be included as conditions of approval for the use permit:

f. Landscaping

- (i) The applicant shall submit a landscape plan to Planning and Environmental Review which shall include the location, description and timing of plantings, fences, sound walls as required by the Code, and berms. The description

of fencing shall include color and materials, when appropriate. The landscaping plan shall be designed to be generally compatible with the surrounding uses and existing landscaping patterns, to the satisfaction of the Landscape Architect, of Planning and Environmental Review.

3.6.6.D. Wind Turbine Facilities

3. Large Wind Turbines

g. Landscaping

- (i) The applicant shall submit a landscape plan to Planning and Environmental Review which shall include the location, description and timing of plantings, fences, sound walls as required by the Code, and berms. The description of fencing shall include color and materials. The landscaping plan shall be designed to be generally compatible with the surrounding uses and existing landscaping patterns, to the satisfaction of the Landscape Architect, Planning and Environmental Review.

j. Decommission Plan

- (i) The applicant shall provide to Planning and Environmental Review, prior to approval of the wind turbine facility, a Decommissioning Plan which shall include at a minimum a detailed plan for decommissioning and deconstruction of the wind turbine facility and for restoration of the site.

3.7.9.C. Automobile Service Station

4. Automobile Service Stations No Longer in Operation

b. Referral for Abatement

Whenever a Conditional Use Permit for an automobile service station has been revoked by the Planning Commission, the Secretary shall forward a copy of the decision of the Planning Commission to the Chief of Code Enforcement to make an inspection of the automobile service station site in order to ascertain whether abatement procedures are warranted.

3.8.5.D. Recycling Facilities [AMENDED 11-27-2015]

2. Locational, Operational and Design Standards for Convenience Recycling Facilities

Applicable to all Convenience Recycling Facilities constructed or installed after the date of adoption of this Ordinance and to all existing Convenience Recycling Facilities.

No deviations from the Locational Standards for Convenience Recycling Facilities shall be permitted except as specified in a.vi. All Locational Standards referenced in this section are measured from the front door of the Convenience Recycling Facility to the nearest property zoned or occupied for residential or agricultural-residential use. Deviations from the Operational Standards and Design Standards for all Convenience Recycling Facilities are subject to issuance of a Special Development Permit by the Zoning Administrator.

c. Design Standards for Permanent, Enclosed Buildings:

- iii. The facility shall provide best management practices for review by Planning and Environmental Review. This shall include a brief description of the business including the following: number of employees on site, amount of material accepted on a weekly and monthly basis, square footage of

facility, materials accepted, how material is stored and collected and how the facility is cleaned.

d. Design Standards for Kiosks:

- x. The facility shall provide best management practices for review by Planning and Environmental Review. This shall include a brief description of the business including the following: number of employees on site, amount of material accepted on a weekly and monthly basis, square footage of facility, materials accepted, how material is stored and collected and how the facility is cleaned as part of the Design Review application.

4.3.4.C. Bond

The Board of Supervisors may require that the applicant post a bond or other security to ensure compliance with any conditions of the use permit. The bond shall be in a form to be approved by the County Counsel and in an amount to be approved by the Director of Planning and Environmental Review and shall be deposited with the Clerk of the Board of Supervisors. The Director of Planning and Environmental Review is authorized to release the bond or security upon satisfaction of the conditions or expiration of the use permit. In lieu of the bond, the following will satisfy the bond or security requirement:

4.8.2. Definitions

The following definitions apply to this chapter:

- 4.8.2.A.** "Aggregate" means sand, gravel, crushed rock, cobble, and quarried stone.
- 4.8.2.B.** "Board" means the Board of Supervisors, County of Sacramento, State of California.
- 4.8.2.C.** "Department" means the Sacramento County Planning and Environmental Review.

4.8.11.F. Noise Data

The application must include a plan indicating the anticipated noise contour levels on the mining site and adjacent properties along with the measures proposed to control the noise. When mining, processing, and related activities are planned to occur within 500 feet of a habitable structure and/or potentially incompatible use, the mining operator shall provide to the County a noise monitoring program prepared by a qualified acoustical consultant (chosen from a list provided by Planning and Environmental Review). The study area radius of the noise monitoring program shall be increased to 1,000 feet if habitable structures and/or potentially incompatible uses are on land with either Agricultural or Agricultural-Residential zoning. The program will be used to evaluate the effectiveness of mitigation measures in reducing noise levels to comply with applicable noise ordinances. A qualified consultant shall test noise levels during the removal of overburden, the extraction of aggregates and the backfill of overburden as they occur at abutting residential boundaries. The owners of habitable structures and/or potentially incompatible uses included in the study area shall be notified when testing is to occur. Further testing may not be required if the consultant determines the mitigation measures are successful in achieving the required noise reduction. If testing indicates that noise standards are exceeded, the testing results shall be reported to the County and additional mitigation measures will be required.

5.2.4.B. General Requirements for all Land Use Districts Except Residential, Agricultural-Residential and Agricultural Districts (See Section 5.2.4.C)

2. Landscaping of Setback and Frontage Areas. All areas between the edge of the street right-of-way and the building or parking lot, and visible from the public street, except for driveways and screen areas, shall be landscaped. See Section 5.2.4.F for parking lot landscaping requirements.

c. **Landscaped Parkways.** When required by the County's Improvement Standards, a six (6) to eight (8) foot landscaped parkway shall be provided between the curb (i.e., edge of the street right-of-way) and detached sidewalk.

(i) Landscape parkways may include earth berms, hedges, fences, or walls, in combination with trees and plantings, and may be used for stormwater purposes.

(ii) Alternative landscaping methods and landscape parkway requirements may be considered as part of the Design Review process.

(iii) **Street Trees.** Approved trees for planting in County right-of-way and public easements shall be subject to the County's Improvement Standards. Trees not listed in the Improvement Standards, may be planted with the approval of Planning and Environmental Review for tree selections that can provide the greatest benefits (i.e., benefits to shading, health, air quality, water and energy conservation) is recommended. The planting of street trees applies to new construction or major reconstruction.

3. Landscape Screening Adjacent to Residential and Agricultural-Residential Parcels. For all uses except agricultural and single-family uses, a minimum seven (7) foot wide continuous landscaped planter area shall be provided adjacent to the interior property lines of all adjoining parcels zoned for residential or agricultural-residential purposes. Landscaping shall consist of screen trees approved by Planning and Environmental Review, spaced 30 feet on center, in combination with other plant materials to provide a dense visual screen. Trees shall be planted a minimum of five (5) feet and no further than 10 feet from the required fencing. Fencing requirements for specific uses can be found in Section 5.2.5.

6.1.4.D. Waiver of Fees

The Deputy County Executive Officer is authorized to approve a waiver of any fee, change or expense to any applicant for a permit or entitlement pursuant to this Code, if written findings are made establishing that an error was made by a Sacramento County employee that caused the need for the application to be filed. If such findings cannot be made, the request for a fee waiver shall be forwarded to the Board of Supervisors for consideration. The Board of Supervisors should consider whether there was a staff error or other special circumstance that justifies the waiver.

6.2.2.D. Application Procedures

Detailed procedures for the application, review, and approval of Development Agreements, including public hearing and noticing requirements are outlined in *Requirements for the preparation of Public Facilities Financing Plans, Fiscal Impact Analysis, Urban Services Plans, and Development Agreements* prepared by Sacramento County Planning and Environmental Review.

6.3.1.C. Waiver

The Planning Director may waive the requirement for Development Plan Review, and instead require Design Review, as provided in Section 6.3.2 of this Code, subject to approval by the same hearing authority required by other provisions of this Code or by the action of the Board of Supervisors, County Planning Commission, Zoning Administrator, Planning Director, or Board of Zoning Appeals.

6.4.1.A. Application and Procedures

Application for special permits such as a Conditional Use Permit or Special Development Permit shall be made by the property owner or his agent or lessee to Planning and Environmental Review on a form prescribed by the Planning Director or his/her agent. The application shall follow the requirements and procedures set forth in the User Guide.

6.4.1.H. Issuance of Building Permits in Emergencies

Notwithstanding any provision to the contrary in this Code, the Sacramento County Building Permits Inspection Division may issue a building permit, an electrical permit, or other form of construction permit, prior to the grant of a Conditional Use Permit, Variance, or Special Development Permit, subject to all of the following conditions and criteria:

5. The applicant files with Planning and Environmental Review a letter, executed before a notary public, indicating that the applicant understands that:
 - c. The structure or facility shall be removed by the applicant in the event the Conditional Use Permit, Variance, or Special Development Permit, is not granted;
 - d. The issuance of a building permit, electrical permit, or other construction permit in advance of the grant of the Conditional Use Permit, Variance, or Special Development Permit does not vest in the applicant or successor to the applicant, any right to continue construction or use of the structure or facility, if the Conditional Use Permit, Variance, or Special Development Permit, is not granted by the appropriate authority;
 - e. If the County is required to remove the structure or facility due to the applicant's refusal or inability to do so, the applicant shall pay reasonable attorneys' fees and administrative expenses incurred by the County in removing or contracting to remove the structure or facility; and
 - f. A cash deposit or bond shall be required, in an amount to be determined by the Deputy County Executive of Public Works and Infrastructure, sufficient to pay the costs of the removal of the structure or facility, including reasonable attorneys' fees and administrative expenses; such deposit or bond to be held, or to remain in force, until released by the Deputy County Executive of Public Works and Infrastructure.

6.4.2.B. Application Procedures

The applicant shall submit an application and fees to Planning and Environmental Review on a form prescribed by the Planning Director or his/her agent. Detailed procedures for the application, review, and approval of Minor Use Permits are outlined in the User Guide.

6.4.3.C. Application and Procedures

The applicant shall submit an application to Planning and Environmental Review on a form prescribed by the Planning Director or his/her agent. The application shall follow the requirements and procedures described in the User Guide.

6.4.4.B. Application Content

Recognizing that the conversion of existing structures which have been previously occupied and constructed as rental units presents unique problems to present tenants and future buyers, the application for a Conditional Use Permit for a condominium conversion project shall include the following information:

8. A survey of all the tenants in the conversion project indicating how long each tenant had been a resident of the project, how long each tenant had planned to live in the project, whether or not each tenant would be interested in purchasing a unit, to which community area would each tenant choose to relocate if the conversion took place and the tenant did not purchase a unit, and the extent of tenant approval in principle of the conversion. Included in this survey is an estimate of the sales price for each unit, not including inflation and adjustments that would take place during conversion.

To comply with this provision, the applicant shall provide a tenant rights handout and a questionnaire, in a form approved by the County, to each tenant with an envelope, postage prepaid, addressed to Sacramento County Planning and Environmental Review. The questionnaire shall direct the tenant to return the completed form directly to Planning and Environmental Review.

6.4.4.O. Lapse of Conditional Use Permit for Condominium Conversions

Pursuant to this Code, an approved Conditional Use Permit, if not used for the purpose for which it was granted, shall lapse three years following the date on which the permit became effective. However, since the regulations related to condominium conversions are unique in that measures come into place with the filing of the application for the Conditional Use Permit in terms of the financial obligations related to eligible tenants and rental limitations, a Conditional Use Permit shall be deemed to be still in effect if, within three years from the date of approval, one of the following occurs:

1. A final subdivision map is recorded for all or a portion of the property involved in the Conditional Use Permit, or
2. Pursuant to the approved Relocation Assistance Plan, written evidence has been filed with Planning and Environmental Review that more than 10 percent of eligible tenants have been relocated.

6.5.4.C. Density Bonus Criteria and Number of Incentives

1. A developer seeking approval of a density bonus and one or more incentives shall file an application with Planning and Environmental Review which shall process such application concurrently with any other application(s) required for the Housing Development. Such application shall include such information as may be specified by the Planning Director. The Board of Supervisors may establish an application fee for such applications.

6.6.1. Administrative Official

This Code shall be enforced by the Director of Planning and Environmental Review and the Chief of Code Enforcement or his or her successor. The Director may be provided

An Ordinance Of The Board of Supervisors Of The County Of Sacramento To Amend The Zoning Code Of Sacramento County, Pertaining To Clean up Amendments

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with the assistance of such other persons as he or she may designate. If the Director shall find that any provision of this Code is being violated, the Director shall notify in writing the person responsible for such violation indicating the nature of the violation and ordering the action necessary to enforce it.

7.3. CODE TERMS AND USE DEFINITIONS

Planning Director

Planning Director shall mean the Director of Planning and Environmental Review of Sacramento County or his or her designee.

3.10.3.H. Temporary Uses of Mobile Homes and Commercial Coaches

Temporary uses of mobile homes and commercial coaches shall comply with the applicable minimum standards of this Section.

1. Use of Mobile Home as Temporary Dwelling and Other Structures at a Construction Site

2. Use of Mobile Home as Accessory Dwelling for Persons in Need of Care and Supervision

- a. In all AG, UR, IR and AR-10 zoning districts, the Zoning Administrator may administratively grant approval for use of a mobile home as an accessory dwelling where there is a need to provide close care and supervision of a person with disabilities occupying either the principal dwelling or the accessory dwelling by the occupant of the other dwelling on the premises pursuant to the findings in Sections 3.10.3.H.2.a.(i) and (ii), and provided that the parcels meets the minimum lot size standards of the zoning district in which it is located. In all other zoning districts where a mobile home is allowed as an accessory dwelling use or in any zoning district with a legally established primary residential use, and where there is a need to provide close care and supervision of a person with disabilities occupying either the principal dwelling or the accessory dwelling by the occupant of the other dwelling on the premises, the Zoning Administrator shall grant a Conditional Use Permit for use of a mobile home as an accessory dwelling, where he or she finds:

- (i) That the person for whom the care and supervision is to be provided has physical or mental disabilities to the extent that he or she requires immediate supervision and care by the occupant of the other dwelling on the property. Proof of physical or mental disability may be required. Such proof shall be placed in a confidential file to be kept by the secretary of the appropriate hearing authority.

- (ii) That the establishment of the accessory dwelling in the mobile home is necessary in order to provide the required care and supervision of the person with disabilities.

- b. The mobile home is to serve only as an accessory dwelling and shall be removed from the premises within 60 days after the expiration of the permit, or when the occupancy of the mobile home is no longer necessary for the provision of care and supervision of the person with disabilities, if earlier. The appropriate authority may impose additional conditions deemed necessary to protect the purpose and integrity of the zoning district in which a mobile home is located and to protect the general welfare of the community.
- c. The Zoning Administrator may administratively approve the transfer of the permit to another person with disabilities who requires immediate supervision and care by the occupant of the other dwelling on the property. Proof of

physical or mental disability may be required, and annual verification may be required.

5.2.4.B. General Requirements for all Land Use Districts Except Residential, Agricultural-Residential and Agricultural Districts (See Section 5.2.4.C)

2. Landscaping of Setback and Frontage Areas.

- e. Pedestrian Walks and Connections. Required landscape areas should include pedestrian walks and well-marked paths of travel and connections, steps, and similar hard surface areas, provided that such hard surface areas do not cover more than 25 percent of the required landscape areas. A barrier free, four (4) foot wide paved walk may be provided through the required planter at street and driveway intersections to provide unencumbered access for people with disabilities from the sidewalk to the parking lot. Such walk shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if such are provided.

- 7. **Access for People with Disabilities.** The design of landscaping shall provide for the access needs, safety, and comfort of persons with disabilities in conformance with the standards of the Americans with Disabilities Act (ADA).

5.4.2.G. Number of Kitchens

Any single-family dwelling shall have no more than one kitchen. For purposes of this Section, a kitchen is an area within a dwelling that has noncommercial appliances to cook food. Exceptions to this requirement may be granted by the Planning Director (no fee) for dwellings of persons with developmental disabilities. Outdoor kitchens are exempt.

5.7.3.B. Performance Standards for All Mixed-Use Zoning Districts

4. Streetscape Design and Character

- a. Sidewalks. Sidewalks adjacent to a storefront shall be a minimum of eight (8) feet; a width of 12 feet or greater is encouraged when designed to also accommodate outdoor dining, street furniture and landscaping. Other standards may be approved during Design Review, with a special development permit, or other project approval process.
 - (i) Where required, the sidewalk shall extend into private property to fulfill minimum sidewalk width requirements.
 - (ii) All sidewalks shall have a minimum clear area of five (5) feet and a minimum width of eight (8) feet, that is unobstructed by permanent or nonpermanent objects for the access of pedestrians and people with disabilities.

5.9.2.A. Residential Uses

1. Additional Multifamily Residential Parking Requirements

- f. The Americans with Disabilities Act (ADA) requirements and standards shall be met.

5.9.3.A. Off-Street Parking Space and Driveway Sizes

- 6. **Parking Spaces for People with Disabilities.** Parking spaces shall be provided for people with disabilities in accordance with the Uniform Building Code and Americans with Disabilities Act and subject to approval by the Chief Building

Inspector. Designated spaces are to be incorporated into the overall parking requirement for the project.

6.4.4.I. Relocation Assistance

The applicant shall offer to each eligible tenant a plan for relocation to comparable housing, as approved by the Board. The relocation plan shall provide, at a minimum, for conditions 6.4.4.I.1 through 5.

3. In the case of eligible tenants who have disabilities or are elderly, low-income, or single heads of households living with one or more minor children, the following additional provisions must be made:

4. In the case of eligible special category tenants, the following additional provisions must be made:

d. Life-Term and Long-Term Leases. The applicant shall offer eligible tenants leases for a term of:

(i) Fifty-nine (59) years when the tenant is elderly or has disabilities, and who also qualifies as low income. Such leases shall provide that annual rent increase shall not exceed the percent of change in HUD'S defined fair market rent.

(ii) Fifty-nine (59) years when the tenant is elderly or has disabilities, with a moderate income or greater. Rents may be increased at the prevailing market rate.

(iii) An annually renewable lease for a term not to exceed five (5) years for low-income households when The appropriate authority finds that comparable units are not available for the relocation of low income persons. Such agreements shall be certified for tenant eligibility each calendar year. Qualification for the Federal Section 8 program or its successor shall constitute certification

6.4.4.N. Findings Required for Approval

The Planning Commission shall not approve a Conditional Use Permit for a condominium conversion, unless it finds:

3. That the applicant unconditionally offered to each eligible tenant an adequate plan for relocation to comparable housing. In determining whether the housing to which the applicant proposes relocation is "comparable" the Planning Commission must find that the housing is decent, safe, and sanitary, and in compliance with all local and state housing codes; and, that the housing is open to all persons regardless of race, creed, national origin, ancestry, religion, marital status, or gender. In addition, the Planning Commission shall consider the following factors in determining whether the relocation housing is comparable:

a. Whether the housing is provided with facilities equivalent to that provided by the landlord in the dwelling unit in which the tenant then resides in regard to each of the following: a) apartment size including number of rooms; b) rent range; c) major kitchen and bathroom facilities; d) special facilities for people

with mental or physical disabilities or senior citizens; e) willingness to accept families with children;

6.5.4.H. Parking Standards

Upon the request of the applicant, the vehicular parking ratio, inclusive of parking for guests and people with disabilities, of a development meeting the criteria of Section 6.5.4.B.19., shall not exceed the following ratio:

1. Zero to one bedroom: one and one-half on-site parking space.
2. Two to three bedrooms: two on-site parking spaces.
3. Four or more bedrooms: two on-site parking spaces.

7.3. CODE TERMS AND USE DEFINITIONS

Psychiatric Facility, Social Rehabilitation Center

An institution that provides services or training in a group setting to persons who temporarily need assistance, guidance, or counseling for physical, emotional, social, and vocational rehabilitation of people with disabilities, whether on an inpatient or outpatient basis. Included within the definition are the following types of facilities:

- Rehabilitation center for people with disabilities
- Halfway house providing experience in community living
- Day training and activity center
- Workshops for people with disabilities

Residential Care Home

A family home that is non-institutional in character and that provides 24-hour care, with or without compensation, to persons in need of personal services and training essential for the protection of the individual. Includes the following types of facilities licensed by the State of California:

- Foster Family Homes
- Group Homes
- Small Family Homes
- Adult Residential Facilities for adults who are unable to provide for their own needs, including those with disabilities.

Social Rehabilitation Center

An institution that provides services or training in a group setting to persons with disabilities who temporarily need assistance, guidance, or counseling for physical, emotional, social, and vocational rehabilitation, whether on an inpatient or outpatient basis. Included within the definition are the following types of facilities:

- Rehabilitation center for people with disabilities
- Halfway house providing experience in community living
- Day training and activity center
- Workshops for people with disabilities

7.4 ACRONYMS

ADA - Americans with Disabilities Act

Design Guidelines

4.0 Commercial Design Guidelines

4.1 Understanding Context: Commercial Districts

Projects in commercial districts should further the economic and image objectives for the district and advance healthy and sustainable communities in the County. Each project should contribute to the streetscape, pedestrian and auto access objectives, architectural and signage design objectives for the site and surrounding area. To do this, projects will need to be planned and designed to complement both existing and anticipated future investment. Project applicants need to consider the following questions.

- Site connections: How can driveway and sidewalk connections increase the connectivity and accessibility to the site from adjacent neighborhoods and development?
- Building alignments: What are the typical building and landscape setbacks along public streets?
- Streetscape and landscape design: What type trees exist along public streets? Is there a landscape plan for the corridor or district?
- Roadway and parking lot design: How can parking lots and driveways be designed to increase connectivity and safety for pedestrians, people with disabilities, and bicyclists in the district?

4.2 Commercial District Site Design Principles and Guidelines

Commercial projects of all sizes should be planned and well designed as distinctive and competitive addresses with an emphasis on connections to the surrounding community. Their design should emphasize health and sustainability principles with strong provisions for pedestrian, people with disabilities, and bicyclist access.

4.2.3 Building Setbacks and Alignments

Buildings in established commercial addresses should have setbacks that support streetscape, circulation and image objectives for the district.

Design Guidelines

- All landscaping and paving shall consider the needs and safety of people with disabilities.

4.2.7 Integrated Transit

New commercial development and renovation of existing centers and buildings should be planned and designed to facilitate access to transit.

Design Guidelines

- Transit stops/shelters and connecting pedestrian routes should be well lit, visible and facilitate access by people with disabilities.

4.3 Landscaping / Site Elements

Design Guidelines

- Artwork and other amenities, such as benches, murals, sculptures and fountains, are encouraged in public areas of projects. The landscape plan should identify locations and

infrastructure support (i.e., lighting, power, water, etc.). Placement of amenities should not adversely impact people with disabilities by encroaching into walkways.

5.1 Understanding Context: Employment Districts

Projects in employment districts should be planned and designed to reflect both the needs of the tenant and the identity and quality of the district. Each project should contribute to the streetscape, sustainable site planning, pedestrian connectivity and architectural quality objectives for the district and surrounding area. To do this, every business district, industrial park and building needs to be planned and designed, with sustainability in mind, which complements existing development while anticipating future investment and changes in use. Each project sponsor should be prepared to answer the following questions pertaining to the site context.

- Roadway and parking lot design: How can parking lots and driveways be designed to increase connectivity and safety for pedestrians, people with disabilities, and bicyclists in the district? How can trees and cool, permeable pavements be used to reduce heat generated by parking lots?

5.2.4 Building Setbacks and Alignments

The overall planning concepts for employment districts and projects should result in a pleasing composition of buildings that support an image objective, shape and enliven public and common spaces while enhancing pedestrian connections.

Design Guidelines

- All landscaping and paving shall consider the needs and safety of people with disabilities.

North Watt Avenue Corridor Plan SPA Land Use Table

L. Recreation Equipment Sales

Marine Supply and Boat Sales permitted in all Zones when in conformance with Use Standard (2)

Use Standard (2)

For new marine supply and boat sale businesses, the following shall apply (not applicable to sites that have historically been used for marine supply or boat sales).

- a. The permitted use shall include a building that conforms to the design regulations in Section III.C. of this Ordinance (Building Design and Siting). The building shall be a minimum of 600 square feet in size and all utilities shall be permanently installed.
- b. The use shall have a minimum parcel size of 0.75 acres.
- c. No outdoor public address or loud speaker shall be permitted.
- d. Sales area lighting located within 100 feet of a residential zoned property shall not be operated between the hours of 10 PM and 7 AM.
- e. Service areas shall not operate between the hours of 10 PM and 7 AM.
- f. See SPA for landscaping requirements.

ORDINANCE NO. SZC 2017-0018

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SACRAMENTO TO AMEND THE ZONING CODE
OF SACRAMENTO COUNTY PERTAINING TO CLEAN-UP AMENDMENTS

The Board of Supervisors of the County of Sacramento, State of California, do ordain as follows:

SECTION 1: The Zoning Code of Sacramento County, Ordinance No. 2015-0003 is amended to revise various provisions as described in Exhibit A.

SECTION 2: The North Watt Avenue Special Planning Area, Ordinance No. 2012-0012 is amended to revise provisions as described in Exhibit A.

SECTION 3: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof, and, before expiration of 15 days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor Peters, seconded by Supervisor Nottoli, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 31st day of October 2017, by the following vote, to wit:

AYES: Supervisors, Frost, Kennedy, Nottoli, Peters, Serna

NOES: None

ABSENT: None

ABSTAIN: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))



Lorena Ewing
Clerk, Board of Supervisors

Don Nottoli

Chair of the Board of Supervisors
of Sacramento County, California

In accordance with Section 25103 of the Government Code
of the State of California a copy of the document has been
delivered to the Chair of the Board of Supervisors, County
of Sacramento on 10-31-17

By

Renee White

Deputy Clerk, Board of Supervisors

FILED
BOARD OF SUPERVISORS

OCT 31 2017

Therese Grant

2.

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NOES: None

ABSENT: None

ABSTAIN: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))



Fluence Evans
Clerk, Board of Supervisors

Don Nottoli
Chair of the Board of Supervisors
of Sacramento County, California

In accordance with Section 25103 of the Government Code
of the State of California a copy of the document has been
delivered to the Chair of the Board of Supervisors, County
of Sacramento on 10.31.17

By *Renee White*
Deputy Clerk, Board of Supervisors

FILED
BOARD OF SUPERVISORS

OCT 31 2017

Fluence Evans
d.