

ESKATON SPECIAL PLANNING AREA

503-40. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to allow development on the property described in Section 503-47, which will buffer future residents from potential institutional noise and pollutants and mitigate against the impacts therefrom, provide for adequate circulation within the project site and adequate access to the major streets, and ensure compatibility of design with the existing surrounding development.

503-41. USES. Those uses listed in Table 3.1 of the Sacramento County Zoning Code, Section 3.2.5., as permitted in the RD-4 zoning district, shall be permitted in this zone, subject to the following exceptions and conditions:

- a) Uses shall be subject to the conditions specified in said Tables.
- b) The property described in Section 503-47 shall not be utilized for any other than single-family dwellings, unless development plans for such use have first been approved pursuant to the provisions of the Ordinance.
- c) Those uses shown under the "Institutional" heading shall not be permitted unless specifically mentioned below:

The following uses are permitted on the property shown on Section 503-47:

- 1) Physician offices
- 2) Pharmacy
- 3) Clinical laboratory
- 4) Radiology services
- 5) Physical therapy services
- 6) Hearing aid services
- 7) Dental offices
- 8) Optical services
- 9) Medical equipment rental
- 10) Allied medical arts

- 11) Independent elderly housing
- 12) Health care or nursing facilities
- 13) Congregate housing facilities

The following uses are permitted on the property shown on Section 503-47 subject to approval of a use permit by the Board of Supervisors under the procedures set forth in the Sacramento County Zoning Code:

- 1) Hospital

503-42. DEFINITIONS. For the purpose of this Ordinance, the following definitions are applicable:

- a) Independent Elderly Housing. As used herein, the term "Independent Elderly Housing" shall mean residential living units for individuals over the age of 55 which offer a specially designed living environment to said individuals, which does not, however, include personal care or medical services. Residents of such units will cook their own meals and provide their own housekeeping.
- b) Congregate Housing Facilities. As used herein, the term "Congregate Housing Facilities" shall mean residential living units similar to Independent Elderly Housing, but may also include central dining facilities, social and recreational facilities, housekeeping, personal care and/or emergency nursing services.
- c) Health Care or Nursing Facilities. As used herein, the term "Health Care or Nursing Facilities" shall mean Skilled Nursing Care Facilities licensed pursuant to Title 22, Division 5, Chapter 3 of the California Administrative Code, Intermediate or Health Related Care Facilities licensed pursuant to Title 22, Division 5, Chapter 4 of the California Administrative Code, and/or Residential Care facilities wherein residents of a housing facility which does not contain independent living units receive minimal assistance or supervision in all aspects of personal care.

503-43. DEVELOPMENT REVIEW. Prior to the issuance of a building permit for any building to be used for any use requiring development plan approval as specified in this Ordinance, a development plan shall be submitted for

review and approval by the Project Planning Commission. The plan shall be in substantial conformance with the standards set forth in this Ordinance. The plan shall show 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. Said review and approval shall not render the property undevelopable for the uses and densities authorized in this Ordinance.

503-44. STANDARDS. Uses other than single family residential uses shall comply with the following standards:

a) Height. No structure shall exceed one-story or 24 feet if located within 100 feet of any residential zone, unless the Planning Commission finds that visual impacts are otherwise adequately mitigated and solar access rights are preserved. No structure shall exceed three-stories or 40 feet in height, unless the Planning Commission finds that visual impacts are adequately mitigated and solar access rights are preserved.

b) Development Requirements.

- 1) A planter or landscaped area at least 25 feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way between the edge of the sidewalk and the outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required 25 foot area, above. The Planning Commission may approve a planter or landscaped area less than 25 feet in width if it finds that said alternative is compatible in design with existing surrounding development.
- 2) A planter or landscaped area at least 25 feet wide shall be provided adjacent to the interior boundary lines of all adjoining residential, interim residential, interim estate, recreation, agricultural-residential, or agricultural zones. A six foot high perimeter fence of solid wood or masonry shall be installed along such boundary lines. Said perimeter fence shall be reduced in height to two and one-half feet wherever it is located within 25 feet of a street right-of-way. Landscaping shall consist of trees and shall include groundcovers, 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. The Planning Commission may approve a buffer area less than 25 feet in width and/or other than landscaped in nature if it finds that said alternative will adequately buffer adjacent existing residents from potential institutional noise and pollutants.

- 3) Additional planters or landscaped areas shall be provided in public parking areas as specified in Section 5.2.4.F. of this Code. Trees shall shade at least 50 percent of the parking lot after 15 years.
- 4) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.
- 5) Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Section 5.2.4.F. of this Code.
- 6) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface area, provided that such hard surface does not cover more than 30 percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel area shall be considered hard surface areas for the purpose of this provision.
- 7) Solar access rights of adjoining parcels shall be preserved.
- 8) The Project Planning Commission, when reviewing plans as herein provided, may require additional landscaping or walls where required to buffer residential uses from noise or lights from proposed development on the property described in Section 503-47 and may limit the height of buildings to one-story.
- 9) Circulation shall be designed so that primary access is to Walnut Avenue. Traffic impacts on Gibbons Drive must be minimized. Bus turnouts should be provided in accordance with Regional Transit District plans.

- 10) Signs shall be subject to Section 5.10 of the Zoning Code of Sacramento County.
- 11) The circulation system for the entire site shall be submitted as part of the development plan for the first phase of the project.

503-45. VIOLATIONS. Violation of the provisions of this Ordinance, or exhibits made part of this Ordinance, shall be deemed a violation of Sacramento County Zoning Code, Ordinance No. 77-110, as amended.

503-46. FINDINGS. During the public hearings on this Ordinance, the Planning Commission and the Board of Supervisors found that:

- a) The area described in Section 503-47 is suitable for the specified uses and deserving of special consideration due to its peculiar shape, trees, and the intensity of adjoining residential uses.
- b) Special development requirements not found in any other land use zone are required to mitigate the effects of the traffic and related nuisances while, at the same time, govern design of a project so that it will not create additional impacts on adjacent property.
- c) The area within the Special Planning Area, 30± acres, is of adequate size for development of a project 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.
- d) The uses permitted by this Ordinance provide for a reasonable use of the land and will not cause undue hardship on property owners within the area described in Section 503-47

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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