

Majority of property within Watt Avenue SPA incorporated into North Watt Avenue Corridor Plan SPA in 2012. Please see Section 504.12.1 for remaining property within this SPA.

**WATT AVENUE SPECIAL PLANNING AREA**

504-10. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area to provide innovative land use regulations within this area of the North Highlands Community. The SPA will authorize the rehabilitation of existing structures in harmony with the construction of new structures consistent with the standards set forth herein. This SPA also considers the unique history, design and environment of the area, as well as established ownership patterns of the regulated properties. The adoption of the standards and limitation on uses will, when fully implemented, create an aesthetically pleasing and appropriate mix of land uses and structures.

504-11. DEFINITIONS. Except as provided herein, the definitions in Section 130-01, Article 1, Chapter 25 of Title 1 of the Zoning Code shall apply.

- (a) North Highlands North Central Community Advisory Council. Advisory Council sometimes referred to as NHNCCAC, established by Resolution No. 75-1227 by the Board of Supervisors, pursuant to Chapter 2.36 of the Sacramento County Code.
- (b) Watt Avenue Special Planning Area Architectural Review Committee. A committee comprised of owners of property located within the Watt Avenue Special Planning Area, sometimes identified as "Committee".
- (c) New Construction. New buildings or structures not existing on-site on the effective date of this Ordinance.
- (d) Renovation of Existing Buildings. Any building change which requires a building permit from Sacramento County.
- (e) Zoning Code. The Zoning Code of Sacramento County, Ordinance No. 77-110, as amended.
- (f) SPA. Watt Avenue Special Planning Area

504-12. EXHIBITS. Sections 504-12.1 through 504-12.3, described in this section and attached to this SPA, are incorporated herein and made a part of this SPA to regulate the property herein described. The Exhibits are on file in the office of the Clerk of the Board of Supervisors and are a part of this SPA, as if fully set forth herein.

Section 504-12.1: A map which specifies the external boundary of the SPA and the boundaries of the Limited Commercial (LC) and Residential Land Use 20 (RD-20) Land Use Zones within the SPA.

Section 504-12.2: Development Plan (conceptual)

Section 504-12.3: Authorized Uses

504-13. EXISTING USES AND BUILDINGS. In furtherance of the intent expressed herein, the Board of Supervisors deems that each use and principle structure in existence on the effective date of this Ordinance to be a conforming use and a conforming structure, provided, however, that if such use is discontinued for a period of 12 months, or is abandoned, or if such structure is vacant for a period of 12 months, the provisions of this Section shall not be applicable.

504-14. APPEALS. Appeals shall conform to the provisions of Article 3, Chapter 15 of Title I of the Zoning Code.

504-15. TEMPORARY USES. Temporary uses of property regulated herein are authorized as provided in Article 1, Chapter 1, Title III of the Zoning Code.

504-16. SIMILAR AND LIKE USES. Similar and like uses, not otherwise permitted or conditionally permitted by the terms of this SPA, may be authorized, subject to approval of a conditional use permit and a development plan by the Project Planning Commission after recommendation by the NHNCCPAC. In addition to the findings required by the Zoning Code, Article 3, Chapter 10, Title I, the granting authority shall find that:

- (a) The proposed use is compatible with neighboring uses.
- (b) The proposed use is compatible with the character of the SPA.
- (c) All significant adverse impacts identified in environmental documents are mitigated.

504-17. PUBLIC UTILITIES. All new construction to accommodate new uses shall be served by public sewers and a public water supply.

504-18. USES. The permitted and conditional uses authorized for the property regulated herein are set forth on Section 504-12.3. Uses which are conditionally authorized shall be subject to the procedures and limitations on said conditional uses as prescribed in the Zoning Code.

504-19. DEVELOPMENT PLANS. Prior to issuance of a building permit for the renovation or alteration of an existing structure, or the construction of a new structure, the applicant for said permit shall submit a development plan for review by the Watt Avenue SPA Architectural Review Committee and approval by either the Planning and Community Development Department of Sacramento County for renovations and alterations or the Project Planning Commission of Sacramento County for new construction. The development plan shall show the location of proposed improvements, parking, the traffic circulation, landscaping, grading, signs, floor plans, and elevations and prospectives adequate to illustrate the design characteristics of the project.

---

#### 504-19.1. DEVELOPMENT STANDARDS.

- (a) Yards. Front, rear, side and side street yard areas for new or converted structures shall conform to the provisions of the Zoning Code.
- (b) Height. The height of any structure shall conform to the provisions of the Zoning Code.
- (c) Landscaping. Landscaping requirements are not specified in this SPA; however, landscaping is required pursuant to the provisions of the Zoning Code. The landscaping plan shall be submitted as part of the development plan as provided in Section 504-19.
- (d) Parking. Off-street parking plans shall be provided as part of the development plan review as required by Section 504-19. The standards of the Zoning Code, as to the number of spaces and the size thereof, should be used as a basic guide for the uses authorized in this SPA. The property owners and commercial users of the property described in this SPA are encouraged to form an association, an assessment district, or community area so as to acquire, construct and maintain parking facilities. Any agreement, easement or other evidence of the formation of such an association, assessment district, or community area shall be submitted with any application for development plan review.

Notwithstanding any provisions to the contrary, any construction, or reconstruction of an existing parking facility which is not made in conjunction with the renovation of an existing building, or the construction of a new building, shall be submitted to Planning and Community Development Department for review and approval of the design, internal circulation, landscaping, number of spaces and access to public streets.

- (e) Public Improvements. As part of the development plan review of any proposed new construction, the Policy Planning Commission shall determine the need for public street improvements to be installed consistent with the requirements established by the Board of Supervisors, and as implemented by the Department of Public Works.

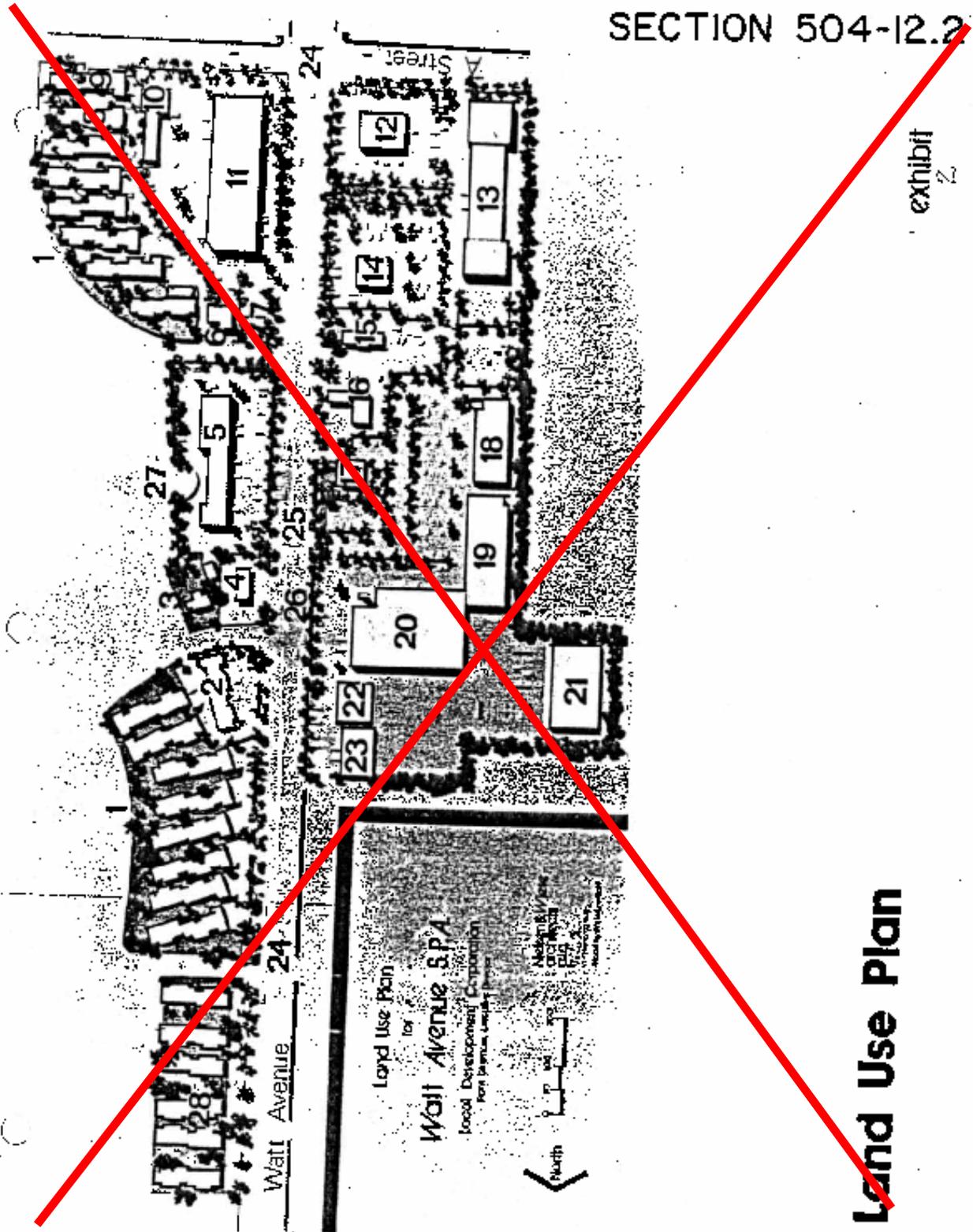
504-19.2. VIOLATIONS. Violations of the provisions of this SPA shall be a violation of the Zoning Code of Sacramento County.

#### 504-19.3. FINDINGS.

- (a) The property described herein, identified as the Watt Avenue SPA, combines environmental, historical and architectural features which create a unique situation and opportunity to use innovative land use planning to upgrade this part of the North Highlands Community.
- (b) The RD-20 and the LC (Limited Commercial) Land Use categories, as presently set forth in the Zoning Code, severely limit the opportunity for the landowners and/or users of the property to create and implement a project as described in the Exhibits to this SPA.

- (c) The land regulated by this SPA is of a sufficient size that the adoption of these regulations does not constitute a grant of special privilege, nor will the regulations deprive the owners of the property of any rights enjoyed by other owners of property regulated by the LC (Limited Commercial) and/or RD-20 zone classification.
- (d) The adoption of these regulations provides for reasonable uses of the land and will not cause, when implemented, undue hardships on the property owners within this zone.





Land Use Plan

**SECTION 504-12.3**

Permitted Uses in the SPA

**A. WITHIN BUILDABLE AREA OF COMMERCIAL LOTS**

The area described in Section 504-19.4 as “Commercial” shall authorize the permitted and conditional uses for the LC Limited Commercial Zone enumerated on Table II and III described in Section 225.11, 12, 13, 14, and 15 of the Sacramento County Zoning Code with the following inclusions and exceptions:

The following uses of services or facilities from Table II are also permitted:

- \*96. Furniture cleaning, refinishing or reupholstery shop, subject to Section 225-14 (10).
- 110. Hotel-Restaurant equipment sales, subject to Section 225-14 (14).
- 116. Janitor service, subject to Section 225-14 (10).
- 159. Pest control service, subject to Section 225-14 (10).

The following uses, services or facilities from Table II are not permitted:

- 6. Apartment hotel.
- 7. Apartment-multiple family dwelling.
- 15. Auto rental or lease agency.
- 39.5. Bookstore, Adult.
- 118. Kennels, boarding or training.
- 178. Recreational vehicle storage.

**B. WITHIN BUILDABLE AREA OF RESIDENTIAL – OPEN SPACE LOTS**

The area described in Section 504-19.4 as “Residential” shall authorize the permitted and conditional uses for the RD-20 Residential Land Use Zone enumerated in Table I described in Section 201-02, 03, and 04 of the Sacramento County Zoning Code.

\*Refers to the item number in the Tables.