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## DONSING RANCH SPECIAL PLANNING AREA

504-300. 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 Rio Linda-Elverta community. The SPA will authorize the rehabilitation of existing structures consistent with the standards set forth herein. This SPA also considers the unique history, design and environment of the area. The adoption of the standards and limitation on uses will, when fully implemented, create an appropriate use of existing structures.

504-301. DEFINITIONS. Except as provided herein, the definitions in Section 130-01, Article 1, Chapter 25 of Title I of the Zoning Code shall apply.

- (a) New Construction. New buildings or structures not existing on-site on the effective date of this Ordinance.
- (b) Renovation of Existing Buildings. Any building change which requires a building permit from Sacramento County.
- (c) Zoning Code. The Zoning Code of Sacramento County, Ordinance No. 77-110, as amended.
- (d) SPA. Donsing Ranch Special Planning Area.

504-302. EXHIBITS. Sections 504-302.1, 504.302.2, and 504-302.3 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 504-302.1: A map which specifies the external boundary of the SPA and the boundaries of the dry storage/mini-storage area and the remaining Agricultural-Residential area.

Section 504-302.2: Site Plan (showing existing structures)

Section 504-302.3: Authorized Uses

504-303. EXISTING BUILDINGS. In furtherance of the intent expressed herein, the Board of Supervisors deems that each structure in existence on the effective date of this Ordinance to be a conforming structure, provided, however, that if such structure is vacant for a period of 12 months, the provisions of this section shall not be applicable.

504-304. APPEALS. Appeals shall conform to the provisions of Article 3, Chapter 15 of Title I of the Zoning Code.

504-305. TEMPORARY USES. Temporary uses of property regulated herein are authorized as provided in Article 1, Chapter 1 of Title III of the Zoning Code.

504-306. PUBLIC UTILITIES. All new construction to accommodate new uses shall be served by a public water supply.

504-307. USES. The permitted and conditional uses authorized for the property regulated herein are set forth on Section 504-302.3. Uses which are conditionally authorized shall be subject to the procedures and limitations on said conditional uses as prescribed in the Zoning Code.

504-308. 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 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, signs, floor plans, and elevations and prospectives adequate to illustrate the design characteristics of the project.

504-309. DEVELOPMENT STANDARDS.

(a) Agricultural-Residential Area of the SPA

- (1) Lot Area. Each lot shall have a minimum gross area of one acre.
- (2) Lot Width. Each lot shall have a minimum width of 75 feet.
- (3) Public Street Frontage. Each lot shall have a minimum public street frontage of not less than 75 feet.
- (4) Yard Setbacks and Height Regulations. Sections 305-02 and 305-04 of the Residential Use Development Standards of the Zoning Code shall apply.

(b) Mini-Storage/Dry Storage Area of the SPA

- (1) Lot Area. The existing 9.16 acre area shall be the minimum lot size. No land divisions are permitted in this portion of the SPA.
- (2) Yard Setbacks and Height. The location and height of the existing structures establish the standards in this portion of the SPA. No new structures are permitted.
- (3) Landscaping. Trees, preferably nondeciduous, shall be planted 30 feet on-center along the west, south, and east boundaries.
- (4) Parking/Driveway Areas. There shall be an all-weather surface provided for all driveways and parking areas to the satisfaction of the County Public Works

Improvement Section and Rio Linda Fire District prior to the issuance of a business license.

(5) Public Improvements

(aa) Water Supply. A public water supply system to permit adequate fire flow will be provided to the satisfaction of the Rio Linda Fire District.

(bb) Street Improvements. An agreement to install County standard street improvements shall be signed and recorded prior to issuance of a business license.

(6) Renovation of Structures. All renovation of the existing structure shall conform to the Uniform Building Code as it pertains to "dry storage."

504-310. VIOLATIONS. Violations of the provisions of this SPA shall be a violation of the Zoning Code of Sacramento County.

504-311. FINDINGS.

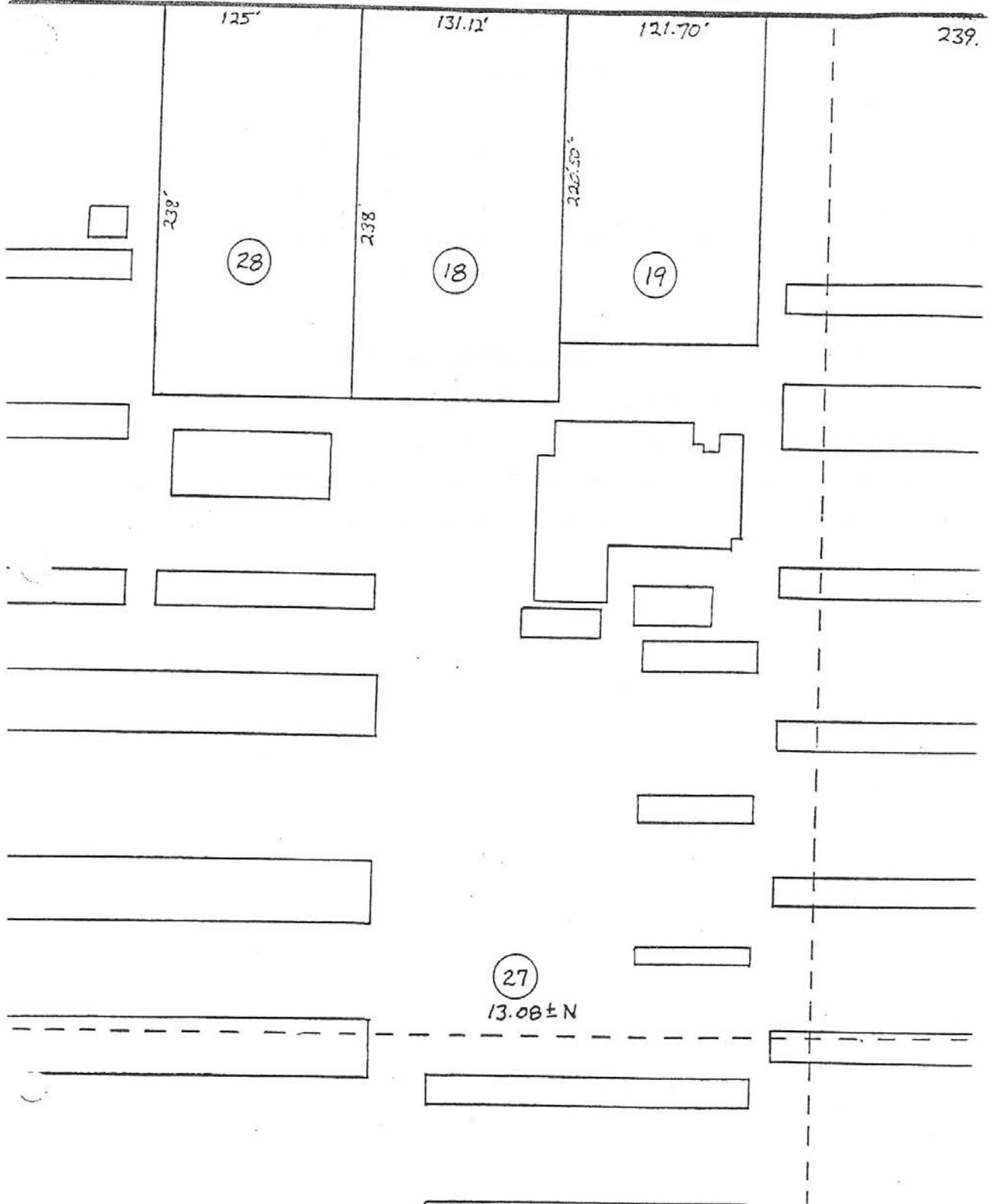
- (a) The property described herein, identified as the Donsing Ranch SPA combines environmental, historical, and architectural features which create a unique situation and an opportunity to use innovative land use planning to upgrade this part of the Rio Linda community.
- (b) The AR-1 and the M-1 Light Industrial 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 AR-1 and/or M-1 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.



# SECTION 504-302.2

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## SECTION 504-302.3

### PERMITTED USES IN SPA

A. WITHIN BUILDABLE PORTION OF MINI-STORAGE/DRY STORAGE AREA

The area described on Exhibit "I" as "mini-storage/dry storage" shall authorize only that use. There shall be no sales, service, or shop uses permitted.

B. WITHIN BUILDABLE PORTION OF THE AGRICULTURAL-RESIDENTIAL AREA

The area described on Exhibit "I" as "Agricultural-Residential" shall authorize the permitted and conditional uses for the AR-1 Agricultural-Residential land use zone enumerated in Table I described in Section 201-02, 03, and 04 of the Sacramento County Zoning Code.