

SOUTH SUNRISE SPECIAL PLANNING AREA

509-100. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to continue to allow development in the South Sunrise Area, described in Section 509-104, under the standards and uses permitted in the M-2 zone except, that when a twenty five (25) foot landscaped setback is provided with dense screen trees, the outside storage height of auto parts and dismantled vehicles stored behind an enclosed fence or wall shall be allowed to exceed the height of the fence or wall, based on the storage setback highpoint from the fence or wall.

It is also the intent of the Board of Supervisors in adopting this ordinance to allow the incidental sales of used automobiles in conjunction with a auto dismantling business.

The objectives of South Sunrise Auto Dismantlers Special Planning Area are:

- (a) To recognize the existing development of dense screen trees planted in the landscaped setback areas adjacent to public streets which improves the aesthetics along Sunrise Boulevard and other public streets in the South Sunrise Area. These characteristics support the application of different standards.
- (b) To maintain and continue the existing pattern of dense screen trees in a twenty five (25) foot landscape area along Sunrise Boulevard and other public streets in the South Sunrise area.
- (c) To require when auto parts or dismantled vehicles are stored outside, at a level higher than the fence or wall there should be dense screen trees to shield the view from the public street or public street right of way.
- (d) To allow the outside storage height of auto parts and dismantled vehicles stored behind an enclosed wall or fence, to exceed the height of the fence or wall, and to allow the storage height to increase as the setback from the public street and wall increases in a "tiered" manner.
- (e) To allow the incidental sales of used automobiles and trucks in conjunction with auto dismantling in the South Sunrise Special Planning Area.
- (f) To encourage the use of side yard areas away from public streets for the storage of dismantled vehicle parts.

509-101. Exhibits. Sections described in this section and adopted by Ordinance, are incorporated herein and made a part of this Article to regulate the property described in Section 509-104.

Exhibit 509-104. The boundaries of the area regulated.

Exhibit 509-105. Cross section of public streets

Exhibit 509-106. Plan view and elevation view of dense landscape screening.

509-102. USES. Those permitted and conditionally permitted in the M-2 zoning district classification, as regulated by the M-2 zoning district classification, Section 230-11, the Industrial Land Use Tables, of the Sacramento County Code, except that:

- (a) The incidental sales of used automobiles and trucks, shall be allowed without the issuance of a use permit, as regulated in this section. The incidental sales of used cars and trucks shall be limited to utilizing no more than 15% of the developed portion of the site. The sales and display of used cars and trucks in the South Sunrise Special Planning Area shall take place within an enclosed yard area or enclosed building, within the buildable portion of the lot.
- (b) The storage of dismantled vehicles shall be permitted upon issuance of a use permit by the Board of Supervisors after a recommendation of approval by the appropriate authority.
- (c) All existing dismantling operations with a valid use permit in effect on the effective date of this ordinance, that are stacking or intend to stack dismantled automobiles or automobile parts above the height of required enclosing walls or fences, shall submit a site and a landscape plan showing the location of existing and proposed improvements on the site, that demonstrate existing or planned compliance with development standards of this Ordinance. Said plans shall be approved by the Planning Department.

509-103. DEVELOPMENT STANDARDS. The development standards shall be the development standards of the M-2 zoning district classification of the Sacramento County Code except that auto dismantling and wrecking yard and the incidental sales of used autos and trucks shall be as regulated herein.

- (a) Outside storage of dismantled vehicles.
 - (1) The yard shall be enclosed by a wood or masonry fence not less than six (6) feet high, and
 - (2) No dismantled vehicle parts shall be stored higher than the fence, except when placed on a rack, and as permitted herein.
- (b) If a solid wood or masonry fence is set back from the street right of way, a minimum of twenty five (25) feet, and there is landscaping, or parking and landscaping including screening trees between the right of way and the fence, as required by this section, the following provisions shall apply.
 - (1) Along all public streets, except Sunrise Boulevard:

- (aa) Within a distance of twenty (20) feet of the fence or wall, dismantled vehicle parts may not be stored higher than the required fence or wall.
 - (bb) Between twenty (20) feet and fifty (50) feet from the fence or wall, dismantled vehicle parts may be stored to a height not to exceed three (3) feet above the fence or wall.
 - (cc) Between fifty (50) feet and one hundred (100) feet from the fence or wall, dismantled vehicle parts may be stored to a height not to exceed six (6) feet above the fence or wall.
 - (dd) Beyond a distance of at least one hundred (100) feet from the fence or wall, dismantled vehicle parts may be stored to a height not to exceed eight (8) feet above the fence or wall.
- (2) Along Sunrise Boulevard:
- (aa) Within a distance of thirty (30) feet of fence or wall adjacent to Sunrise Boulevard, dismantled vehicle parts may not be stored higher than the fence or wall.
 - (bb) Between thirty (30) feet and sixty (60) feet from the fence or wall adjacent to Sunrise Boulevard, dismantled vehicle parts may be stored to a height not to exceed three (3) feet above the fence or wall.
 - (cc) Between sixty (60) feet and one hundred ten (110) feet from the fence or wall, dismantled vehicle parts may be stored to a height not to exceed six (6) feet above the fence or wall.
 - (dd) Beyond a distance of at least one hundred ten (110) feet from the fence or wall, setback at least twenty-five (25) feet from Sunrise Boulevard, dismantled vehicle parts may be stored to a height not to exceed eight (8) feet above the fence or wall.
- (3) Screen trees using the County's recommended tree list as a guide, shall be planted at least every thirty (30) feet on center. At maturity the trees shall provide screening to a height of at least twelve (12) feet above the enclosing fence or wall or at least twenty (20) feet above the ground, whichever is greater.
- (c) Along all public streets the outside storage of dismantled vehicles and/or auto parts stored behind permanent on-site buildings that completely screen the view of the storage from the public street right of way shall not exceed the height of the building.
 - (d) The inside storage of dismantled vehicles and/or parts may take place inside if the storage is completely screened from the street by the permanent on-site building.
 - (e) Along interior sideyard where the storage of dismantled vehicles or parts abuts a property which is not used for an auto dismantler nor includes the outdoor storage of materials, parts or vehicles, the following standard shall apply:

- (1) The storage of dismantled vehicles or parts shall be screened behind a solid masonry fence or combination of wood/masonry fence. Said fence may be constructed up to 14 feet in height, or
- (2) The storage of dismantled vehicles or parts which extend above the height of the solid wood or masonry fence shall be set back from the property line 10 feet for every 2 feet of storage above the height of the fence.

(Example: If there is an 8-foot fence, then storage up to 14 feet must be set back 30 feet from the property line.)

(f) Display of used cars and/trucks for sale:

- (1) The display of used cars and trucks shall be within a completely enclosed yard area or completely enclosed building, within the buildable portion of the lot.
- (2) The display area shall not exceed 15% of the developed area of the property.
- (3) The sale of used cars and/or trucks shall be incidental to a dismantling business operation on the site.

Amended July 12, 1995

