

Background

A set of changes to State statutes related to Accessory Dwelling Units (also known as ADUs, granny units, or secondary units) took effect January 1, 2020, and limit the ability of local jurisdictions to regulate ADUs. Specifically, any local regulations that include more restrictive standards than the State statutes are null and void.

To comply with the new State statutes, the Sacramento County Board of Supervisors adopted a Zoning Ordinance Amendment on December 16, 2020 that updated general ADU standards to match those of the State statute. Clarifying language was also added to Chapter One of the Sacramento County Zoning Code, specifying that State ADU regulations override all more restrictive regulations within areas governed by Special Planning Area (SPA) and Neighborhood Preservation Area (NPA) Ordinances.

1.7.3.A. Controlling Ordinance [AMENDED 1-15-2021]

1. Where the provisions of this Code differ from the provisions established within an area controlled by a project-specific zoning ordinance, the regulations of the project-specific zoning ordinance shall control, except as specified in 1.7.3.A.2.
2. Language of this Code shall supersede any more restrictive language within Titles IV, V, and VI regarding Accessory Dwelling Units or Junior Accessory Dwelling Units.

Applicable ADU Standards

This memo is to inform property owners and any other interested parties that the regulations found in this SPA or NPA document related to ADUs, if more restrictive than the State statute, shall be void. Further, the standards found in the Sacramento County Zoning Code, Sections 3.2.5, 3.9.3.D, and 5.4.5.B are to be utilized for determining zoning compliance.

Approved January 28, 2021

**Leighann Moffitt, Planning Director
Office of Planning and Environmental Review**

SOUTH CITRUS ROAD AREA
RESIDENTIAL USES IN SOUTH SACRAMENTO NEIGHBORHOOD PRESERVATION
AREA

530-100. INTENT. It is the intent of the Board of Supervisors in adopting this Neighborhood Preservation Area Ordinance to provide for the continued and future residential and mobilehome residential use of property, described above, while at the same time protecting and preserving such uses from adverse and incompatible impacts of abutting industrial uses (an automotive wrecking yard of long standing). It is the further intent of the Board of Supervisors to provide this protection while recognizing the industrial use by a separate Special Planning Area Ordinance, also shown on the South Sacramento Community Plan as an SPA.

530-101. Section 530-101.1, attached to this Ordinance, is incorporated herein and made a part of this Ordinance for all purposes.

530-102. PERMITTED USES. Uses permitted in this Neighborhood Preservation Area shall include those provided for by the underlying residential land use zones, as described in Section 201-02 thru 04 of the Zoning Code of Sacramento County.

530-103. DEVELOPMENT PLAN REVIEW. No development shall take place on any property to which this Ordinance applies until final development plans have been approved by the Project Planning Commission as provided herein. The Planning Commission shall approve the development plan if the location and design of the proposed use mitigates potential adverse effects consistent with development standards established below. The Planning Commission shall not approve development plans under provisions of this section, unless it first finds that the proposed development will not allow the adverse noise, visual, air quality, health, or safety conditions on the abutting Special Planning Area to significantly impact the subject residential uses, as described above.

530-104. DEVELOPMENT STANDARDS.

- (a) Reference to Underlying Land Use Zone. All lot requirements, building setbacks, parking requirements, sign regulations, or other regulations not specifically described herein, shall conform to those regulations outlined in the Zoning Code of Sacramento County for the particular underlying land use zone.
- (b) Height Regulations. No building or structure on property in this Neighborhood Preservation Area shall have a height greater than one-story, or 20 feet.
- (c) Setback Adjacent to Special Planning Area Zone. When abutting any Special Planning Area (SPA) land use zone, the abutting yard shall be at least 25 feet in width. The common boundary between this neighborhood preservation area land use zone and the adjacent Special Planning Area land use zone, as described by that SPA, is to be demarcated by an 9 foot high solid barrier wall constructed of wood, rock, brick or other masonry material. Chain-link fence with slats are not to be permitted. The required 25-foot setback shall be

fully landscaped and shall include a combination of trees and shrubs designed to screen industrial uses from the view of abutting residential uses. Trees capable of reaching a height of at least 30 feet at maturity shall be planted at least every 30 feet on-center along the barrier wall that is required by the adjacent SPA.

530-105. FINDINGS.

- (a) Residential neighborhoods subject to this NPA Ordinance and the abutting Special Planning Area industrial use area are unique in that the two uses are juxtaposed in a manner which does not provide the necessary buffering between uses normally provided by a gradual transition of compatible land use zones. Regulations and standards contained herein will provide sufficient buffering to preserve and protect both residential and industrial uses.
- (b) The area to which this NPA Ordinance applies encompasses and would affect an identifiable neighborhood in the South Sacramento Community Plan area.

SOUTH CITRUS ROAD

SECTION 530-101.1

