
**INDUSTRIAL USES IN THE SOUTH SACRAMENTO NEIGHBORHOOD
(FLORIN AND FLORIN-PERKINS ROAD AREA)**

530-60. **INTENT.** It is the intent of the Board of Supervisors in adopting this Neighborhood Preservation Area Ordinance to provide for the continued and future industrial use of the property, above, while at the same time protecting and preserving existing and planned residential neighborhoods on abutting properties from adverse and incompatible impacts of said industrial uses. It is the further intent of the Board of Supervisors to provide the greatest protection possible to residential uses, while recognizing the industrial use of abutting properties.

530-61. **PERMITTED USES.** Uses permitted in this Neighborhood Preservation Area shall include those permitted in the underlying industrial land use zones as described in Section 230-01, 02, 10, 11, 12, and 13 of the Zoning Code of Sacramento County.

530-62. **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 create adverse noise, visual, air quality, health or safety impacts on abutting residential uses.

530-63. **DEVELOPMENT STANDARDS. INDUSTRIAL LANDS.**

- (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 Areas shall have height greater than 40 feet.
- (c) **Setback when Industrially Zoned Land Abuts Residentially Zoned or Residentially Used Land as Designated by an Adopted SPECIAL PLANNING AREA ORDINANCE.** When abutting any residential or agricultural-residential land, as shown on an adopted Special Planning Area Ordinance, the abutting yard shall be 75 feet in width, except for office uses, which may be a close as 25 feet. The common boundary between said residential or agricultural-residential use and the industrial land use zone to which this Ordinance applies shall be demarcated by an eight (8) foot high solid barrier wall constructed of wood, rock, brick, or other masonry material. Chain-link fence with slats shall not be permitted. The required 75-foot setback (25 feet for office uses) 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. The planter shall be provided with permanent irrigation system.

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 required barrier wall.

- (d) **Landscaping.** Excluding driveways, all front yard and side street yard setbacks shall include a minimum four foot wide landscaping planter abutting the public and private street rights-of-way. The planter shall include live landscaping and a permanent irrigation system. At least one tree shall be provided per fifty (50) feet of frontage on public and private streets. All plantings shall be kept in a healthy and growing condition. Irrigation systems shall be kept in working order.
- (e) **Uncovered Storage.** Uncovered storage shall be permitted in the buildable portion of the lot provided that stored materials will not be visible from abutting residential areas or public and private streets. Development standards for uncovered storage shall include but not be limited to the following:
 - (1) Storage areas shall be enclosed by a minimum six (6) foot high solid wood, rock, brick, or other masonry fence, excepting that storage areas which are located in an interior portion of the lot (i.e., not visible from the street) may be fenced with a chain-link fence. All required fences shall be maintained in a manner which provides the desired screening of stored materials.
 - (2) Stored materials shall not be stacked in such a manner that it extends above the height of the required fence.
- (f) **Loading Areas.** Loading areas shall be provided as required in Section 330-50 of the Sacramento County Zoning Code. Loading areas, including space necessary for maneuvering vehicles, shall not be located in the required 75-foot setback from abutting residential or agricultural-residential land use zones and shall not extent into required landscape areas. The Commission shall not approve a development plan which includes a loading area unless it finds that the location will not result in a significant noise impact on abutting residential uses.
- (g) **Lighting.** No unshielded reflectors, spotlights, floodlights, or other sources of illumination shall be located and directed such that they shine toward or are directly visible from abutting residential or agricultural-residential property.
- (h) **Signs.** On-site signs shall be permitted as provided in Section 335-20 (Signs in Industrial Zones) of the Sacramento County Zoning Code. Off-site signs shall be permitted as provided in Section 335-12 (Standards for off-site Signs) of the Sacramento County Zoning Code, except that no off-site sign shall be located such that it is visible from any abutting residential or agricultural-residential land use zone.

530-64. FINDINGS.

- (a) Residential neighborhoods and the abutting industrial areas subject to this NPA Ordinance 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 encompasses and would affect several identifiable neighborhoods in the South Sacramento Community Plan area.
- (c) The NPA Ordinance provides for a reasonable use of industrial property abutting residential uses in a manner which will encourage its long-term use and, therefore, does not constitute undue hardship on property owners within the zone.



Section 530-65