

ORDINANCE NO. SZC 88-0015

AN ORDINANCE OF THE COUNTY OF SACRAMENTO,  
AMENDING THE ZONING CODE OF SACRAMENTO  
COUNTY, ORDINANCE 83-10, AS AMENDED,  
ESTABLISHING A NEIGHBORHOOD PRESERVATION  
AREA COMMONLY KNOWN AS CARMICHAEL CREEK NPA

The Board of Supervisors of the County of Sacramento, State of California, does ordain as follows:

SECTION I. Sections 101-136 and 101-143, Chapter 1, Article 4, Title I of the Zoning Code of Sacramento County, Ordinance 83-10, as amended, which incorporates comprehensive zoning plan units 348/188 and 348/200 are amended to change the property described in Exhibit A to include the Neighborhood Preservation Area combining zone. Exhibit "A" is attached hereto, incorporated herein, and made a part of this ordinance.

SECTION II. Chapter 34, Article I, Title V, of the Sacramento County Zoning Code is hereby amended to read as follows:

Zoning Code of Sacramento County Chapter 34  
Article I

CARMICHAEL CREEK  
NEIGHBORHOOD PRESERVATION AREA  
(5-34-1)

534-010 PURPOSE. It is the purpose of the Board of Supervisors in adopting this Neighborhood Preservation Area Ordinance to preserve and protect the unique semi-rural residential character of the neighborhood described in Exhibit "A" and to further the purposes of the Carmichael Community Plan.

534-011 APPLICABILITY. The provisions of this Article shall apply to those properties described in Exhibit "A" of Section 534-012. Unless otherwise specified in this Article, provisions of Title I, II, III of this Code shall apply.

534-012 EXHIBITS. Exhibit "A", described as property regulated by this Section and adopted by Ordinance, is incorporated herein and made a part of this Article.

534-013 PERMITTED USES. Those uses provided for by the underlying land use zones as defined in Section 201-02, Table I of this Code shall be permitted and conditionally permitted in the area described in Exhibit "A".

534-014 DEVELOPMENT STANDARDS. The uses, conditions, and development standards applicable to the underlying zone shall be applicable to the property described in Exhibit "A".

534-015 FINDINGS. During the public hearings on this ordinance, the Planning Commission and Board of Supervisors determined that:

- (a) The area described in Exhibit "A" is largely developed with single-family residential uses, which include agriculture, rural and open space.
- (b) The residential neighborhoods located in the area described in Exhibit "A" are a long standing use in the area and have established boundaries and cohesion typical of such neighborhoods.
- (c) It is in the best interest of the residents of the area described in Exhibit "A" and the County of Sacramento that the semi-rural residential character of the existing neighborhoods be preserved, protected and maintained, by restricting development not consistent with the existing zoning designations.
- (d) The area described in Exhibit "A" is of adequate size for development of projects pursuant to the terms of this ordinance, and the regulations contained herein will not constitute the granting of a special privilege nor deprivation of property rights.

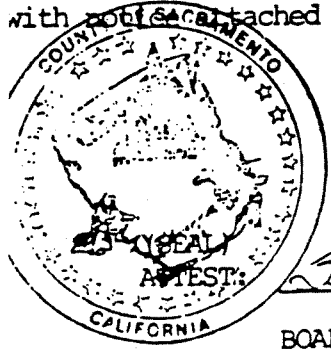
(e) This ordinance is consistent with the intent of the Carmichael Community Plan goals and objectives for preserving as much of the semi-rural open space as possible.

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and, before expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper general circulation published within the County of Sacramento.

On a motion by Supervisor Sandra Smoley, seconded by Supervisor Jim Streng, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 6th day of April, 1988, by the following vote, to wit:

AYES:	Supervisors	Illa Collin, Toby Johnson, Sandra Smoley, Jim Streng
NOES:	Supervisors	None
ABSENT:	Supervisors	Grantland Johnson
ABSTAIN:	Supervisors	None

Publish in the Daily Recorder on or before 4/21/88. Send one affidavit and two publication bills with notices attached to each. Run 1 time.



*Rosalee A. Williams*  
CLERK OF THE BOARD OF SUPERVISORS

*Jim Streng*  
CHAIRMAN OF THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, CALIFORNIA

**FILED**

In accordance with Section 25463 of the Government Code of the State of California, a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento, on

APR 6 1988

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BOARD OF SUPERVISORS  
BY *Rosalee A. Williams*  
CLERK OF THE BOARD

*Christine L. Zarru*  
Deputy Clerk, Board of Supervisors

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# CARMICHAEL CREEK NEIGHBORHOOD PRESERVATION AREA

