

**CARMICHAEL COLONY
NEIGHBORHOOD PRESERVATION AREA**

537-10. **INTENT.** It is the intent of the Board of Supervisors in adopting this Neighborhood Preservation Area Ordinance to preserve and protect the present semi-rural, social, residential, and environmental character of the neighborhood described in Section 537-18, by maintaining the existing land use density and traffic patterns, and to further the purpose of the Carmichael Community Plan and the County General Plan.

537-11. **APPLICABILITY.** The provisions of this Article shall apply to those properties described in Section 537-18.

537-12. **EXHIBITS.** Section 537-18, described as property regulated by this Section and adopted by Ordinance, is incorporated herein and made a part of this Article.

537-13. **PERMITTED USES.** Unless otherwise specified in this Article, provisions of Title I, II, III of this Code shall apply to the properties described in Section 537-18. Those uses provided for by the underlying land use zones as currently defined this Code shall be permitted and conditionally permitted in the area described in Section 537-18.

537-14. **DEVELOPMENT GUIDELINES.** The uses, conditions, and development standards applicable to the underlying zone shall be applicable to the property described in Section 537-18. Prior to approval of discretionary land use projects (including but not limited to rezoning, conditional use permits, subdivision maps, parcel maps, variances), the following shall occur:

- (a) The Carmichael Colony Neighborhood Association, or its successor, if any, will be officially noticed as a party affected as required by the existing zoning requirements for property owners within a 500 foot radius of any proposed action.
- (b) The hearing authority shall make a finding that the requested land use is consistent with intent of the NPA as found in Sections 537-10 and 537-14.

537-16. **VARIANCES.** The variance procedure of Article 2, Chapter 10, Title I of the Sacramento County Zoning Code, Ordinance No. 83-10, as amended, shall apply to this Ordinance. Variances to this chapter are heard by the Zoning Administrator with appeals being heard by the Board of Zoning Appeals.

537-17. **FINDINGS.** During the public hearings on this Ordinance, the Planning Commission and the Board of Supervisors determined that:

- (a) The Carmichael Colony neighborhood as depicted in Section 537-18 is of sufficient size to constitute an identifiable neighborhood. The area is largely developed with single-family residential uses, including agriculture, rural uses, open space and flood easements.

- (b) The area described in Section 537-18 is a distinctive area of semi-rural character typified by tranquil, uncongested streets and roads, narrow public streets, dense trees and vegetation, abundant wildlife and safe walking areas. The diversity of single family residences, lot sizes and architecture contribute to the charm and uniqueness of the area. The maintenance of existing land use zoning and density is necessary to insure the characteristics of the area do not significantly change.
- (c) It is in the best interest of the residents of the Carmichael Colony Neighborhood and the County of Sacramento that the unique semi-rural character of this area be preserved, protected and maintained and that land use zoning density revisions not consistent with this NPA are incompatible with the character of the area and the needs of the people of the County of Sacramento.
- (d) This NPA zone is reasonable and will not cause undue hardship for any of the property owners, since the area is relatively built out and the existing land use zoning designations meet the requirements of this Ordinance.

