

ARTICLE 12
"P-D"
PLANNED DEVELOPMENT OVERLAY ZONE

SEC. 25-12-01 **PURPOSE**

To encourage a creative and more efficient approach to the use of land and to provide for greater flexibility in the design of integrated developments than otherwise possible through strict application of zoning regulations.

SEC. 25-12-10 **LOCATION**

The P-D Overlay Zone may be applied to parcels of land of any size in any zone which are found to be suitable for the proposed development.

SEC. 25-12-20 **PERMITTED USES**

The permitted uses of land in a P-D zone shall be any use or combination of uses and densities shown on the approved development plan which are so arranged and designed to provide a development which is in conformity with the General Plan and which is consistent with the requirements of this article.

SEC. 25-12-30 **AREA, HEIGHT, LOT WIDTH AND YARD REQUIREMENTS**

All uses shall conform to the area, height, lot width and yard regulations required in the underlying zone except where the total development will be improved by a deviation from such regulations. Maximum increased density shall not exceed 25% of the standard density permitted in the zone, except as otherwise permitted by state law.

SEC. 25-12-40 **APPLICATION**

A. **PROCEDURE**

An application for the establishment of a P-D Zone shall also include an application for a Conditional Use Permit for all proposed developments within the Zone. The Conditional Use Permit application shall be considered concurrently with the zoning request and shall be approved subject to approval of the zoning request. No Conditional Use Permit filing fee shall be required in such event and the combined application shall be processed pursuant to the provisions of Article 29. If the development is a large scale residential project the applicant may apply for a preliminary plan that outlines the concept of

the project and states that number of dwelling units. A final plan can be submitted later which provides the details of the project.

B. DEVELOPMENT PLAN

The use permit application shall include the following:

1. Site plan showing lot area, street layout, lot design, locations of buildings, setbacks, driveways, off-street parking and loading areas, landscaping, on-site drainage areas.
2. Floor plans and elevations of buildings, signs.
3. Other information as required by the Community Development Department.
4. The Community Development Director, may waive any above items if inappropriate, premature or speculative due to the nature of the project.

SEC. 25-12-50 STANDARDS AND CRITERIA

The following typical kinds of deviations from the standards applying to the underlying zone may be approved by the Planning Commission if the overall design and aesthetics of the project would provide the following:

1. Residential

The residential project will provide:

- a. In the case of single family units, 50% of the units will be owner occupied for the first year.
- b. More private/public open space or more low/very low income housing than required by the Housing Element of the City General Plan.

2. Residential Commercial Development:

Mixed residential commercial development combines apartments and commercial facilities, that are compatible and grouped in a well-designed project.

3. Industrial Development:

Well-designed and controlled groupings of research, service, or light industrial uses within an area containing visual amenities and features, such as selective occupancies, increased setbacks, and additional landscaping.

SEC. 25-12-60 REQUIRED FINDINGS

The Planning Commission must find that any proposed development plan containing any modification in or deviations from the standards required in the underlying zone will result in: (1) an improved project which is consistent with the regulations and provisions of the General Plan, (2) meets the standards and criteria indicated in Section 25-12-50.

SEC. 25-12-70 MINOR MODIFICATION TO USE PERMIT

The Zoning Administrator may approve minor modifications to an approved P-D use permit.

SEC. 25-12-80 OTHER REQUIRED CONDITIONS

- A. Failure to obtain a building permit within twenty four (24) months shall cause the planned development use permit to become null and void. No renewal of such permit may be granted. A new use permit application and filing fee must be submitted.

- B. All uses subject to the provisions of Articles 22, 23, and 24.

SEC. 25-12-90 EXCEPTION

This amendment does not apply to residential properties zoned P-D that have an approved Specific Plan.