

## Chapter 17.50 - PLANNED DEVELOPMENT (PD) COMBINING ZONE

Sections:

## 17.50.010 - Purpose.

The purpose of the planned development combining zone are to:

- A. Provide flexibility for purposes of density transfer, planned unit development and condominium development;
- B. Encourage design innovation and provide more detailed county project review than would otherwise normally be allowed in the base zone, to improve the visual quality of a project and provide more efficient land use, to provide more open space, to protect fragile natural resources, and to develop public services at minimal cost;
- C. The intent of this chapter is to regulate site development and aesthetics, not the type of use. Permitted uses are as defined in the base zone.

(Ord. 2345 § 3 Exh. A(part), 1993; Ord. 1810 § 2(part), 1986; Ord. 1287 Exh. A(part), 1980; Ord. 945 § 44.01, 1978).

## 17.50.015 - Definitions.

For definitions of terms and uses, refer to Section 17.06.

(Ord. 2345 § 3 Exh. A(part), 1993).

## 17.50.020 - Permitted uses.

The land uses permitted within the base zoning district are not affected by the inclusion of the parcel within the planned development combining district. Such uses as specified in the base zoning district are also permitted uses within the planned development combining district. The planning commission shall review and approve the site development plans for all projects in a planned development combining zone, prior to issuance of a building permit or initiation of a land use. Prior to approval, the planning commission shall find that the project satisfies the requirements of Section 17.50.060.

(Ord. 2345 § 3 Exh. A(part), 1993).

## 17.50.030 - Conditional uses.

The land uses conditionally permitted within the base zoning district are not affected by the inclusion of the parcel within the planned development combining district. Such conditional uses as specified in the base zoning district are also allowed within the planned development combining district. The planning commission shall review and approve the site development plans for all projects in a planned development combining zone, as part of the use permit review process. Prior to approval, the planning commission shall find that the project satisfies the requirements of Section 17.50.060.

(Ord. 2345 § 3 Exh. A(part), 1993; Ord. 1810 § 2(part), 1986; Ord. 1287 Exh. A(part), 1980; Ord. 945 § 44.04, 1978).

#### 17.50.040 - Subdivisions, condominiums, planned unit development.

The planned development combining district is required for all subdivisions, condominiums or planned unit developments in which the use of density transfer, common area or other development flexibility methods create parcels that are smaller than the minimum parcel size permitted by the general plan or applicable community, special or specific plan. The PD combining zone, however, is not required for density transfer in which the minimum parcel created is not less than one acre with public water, nor less than five acres (with individual well), and the density permitted by the applicable plan is not exceeded.

- A. Example 1: The general plan density is one dwelling unit per seven thousand square feet; base zone is R1; public sewer and water are available; the parcel size prior to subdivision is twenty acres; the proponent is requesting approval of a tentative tract map with one hundred twenty lots averaging five thousand square feet in size, and a parcel to be owned in common. PD combining zone is required.
- B. Example 2: The general plan density is one dwelling unit per five acres; base zone is RR; public water is available; the parcel size prior to subdivision is twenty acres; the proponent is requesting approval of a tentative parcel map with three parcels of one acre each in size, and a fourth parcel of seventeen acres. The PD combining zone is not required.

(Ord. 2345 § 3 Exh. A(part), 1993; Ord. 1810 § 2(part), 1986; Ord. 1287 Exh. A(part), 1980; Ord. 945 § 44.04, 1978).

#### 17.50.050 - Exemptions.

The requirements of this chapter are waived for the following:

- A. A change of use that requires a building permit for interior remodeling, and where physical exterior changes are limited to a change of copy to existing signs, painting, or landscaping;
- B. Single-family dwellings within a subdivision with the planned development combining zone applied for the purpose of density transfer.

(Ord. 2345 § 3 Exh. A(part), 1993; Ord. 1810 § 2(part), 1986; Ord. 1287 Exh. A(part), 1986; Ord. 1287 Exh. A(part), 1980; Ord. 945 § 44.08, 1978).

#### 17.50.060 - Performance standards.

The following performance standards shall apply to all construction within the planned development combining district for which a permit is required:

##### A. Landscaping:

1. A minimum area equal to ten percent of the gross disturbed land area (building footprint, excavated area, parking area, sewage disposal area), shall be planted with new landscaping in a manner that improves the visual quality of the project from surrounding parcels and roads. Irrigation systems, including automatic, may be required. The proponent shall sign the landscape plan with a statement that landscaping shall be maintained in a vigorous and healthy condition in perpetuity,
2. A maximum effort shall be made to retain all trees over twelve inches in diameter at breast height on the project site,
3. Projects shall be designed to provide a maximum of vegetative cover between vehicle parking areas and adjacent streets,
4. Cut and fill slopes shall be planted to prevent erosion. Such planting shall not be included in the ten percent landscaping requirements of this section;

B. The design of all structures, fences and signs shall be compatible with the project location and its natural environment, or architectural characteristics as specified in any community plan requirement;

C. Refuse Storage. All refuse collection areas shall be enclosed on all sides unless, by nature of the building design, the trash areas are obscured from the adjacent properties and from vehicular and pedestrian traffic. Refuse enclosures shall be of a six-foot height with adequate access for refuse vehicles;

D. Screening. When a nonresidential or multifamily project is adjacent to residential zoning, a visual screen in the form of a wall, fence or landscaped planting shall be provided between the development and the residential zoning;

E. Signs. The standards of Chapter 17.72 shall apply;

F. Mechanical and Rooftop Devices. With the exception of solar collectors, all rooftop mechanical devices, pipes, vents and fans, shall be screened from view and baffled for sound;

G. Access and vehicle parking shall meet the requirements of Chapter 17.70, plus the following requirements:

- 1.

Parking areas shall be screened from the view of highways and roads and peripheral residential areas to the greatest extent possible,

2. Encroachment location and design, and sight distance, shall meet the requirements of the public works department.

(Ord. 2345 § 3 Exh. A(part), 1993; Ord. 1810 § 2(part), 1986; Ord. 1287 A(part), 1980; Ord. 945 § 44.10, 1978).

#### 17.50.070 - Site development standards.

In the planned development combining zone, in place of the site development standards of a base zone, the following site development standards shall apply:

- A. Minimum parcel size for new parcels: no requirements;
- B. Maximum density: the requirements of the base zoning district shall apply;
- C. Maximum lot coverage: per approved development plan;
- D. Maximum building height: the requirements of the base zoning district shall apply;
- E. Minimum lot width: no requirements;
- F. Minimum lot depth: no requirements;
- G. Building setbacks:
  1. For purposes of this chapter, the following shall apply:
    - a. Front: per approved development plan,
    - b. Corner: per approved development plan,
    - c. Side: per approved development plan,
    - d. Rear: per approved development plan,
    - e. Between buildings: per approved site plan, or the requirements of the responsible fire protection agency,
    - f. Visual clearance: thirty-five feet;
  2. In addition to the setbacks specified in subsection (G)(1), minimum building setbacks shall meet the requirements of Section 8.10.20 in order to achieve defensible space, which requires a thirty-foot setback from all property lines and/or center of the road for parcels one acre or larger, and the same practical effect shall be provided for parcels less than one acre. Procedures for exceptions to these standards shall comply with Sections 8.10.150 and 8.10.190.

(Ord. 2345 § 3 Exh. A(part), 1993; Ord. 2017 § 3 Exh. A(part), 1989; Ord. 1810 § 2(part), 1986; Ord. 1287 Exh. A(part), 1980; Ord. 945 § 44.12, 1978).