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## SUBCHAPTER 153.110 – SPECIFIC PLAN ZONES



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### **§ 153.110.010 – Intent and Purpose**

The Specific Plan zone is established to allow for the comprehensive site planning and building design of parcels requiring special attention and treatment, to allow creative approaches to the use of land through variation in building location and mix of land uses and to provide a means to establish more specific land use regulations and design standards for clusters of properties.

### **§ 153.110.020 – Application**

- A.      The regulations set forth in this subchapter apply to all land within the city for which a specific plan has been adopted by the City Council. Specific Plan zones shall be applied in the same manner as property is reclassified from one zone classification to another, as set forth in subchapter 153.210, Part 15 – Zoning Code Text and Zoning Map Amendments. When a Specific Plan zone is has been adopted, the plan shall be indicated as such on the Zoning Map.
  
- B.      The regulations set forth in this subchapter shall apply to all land within the city for which a Specific Plan zone has been adopted by the City Council. The location and boundaries of the overlay zone hereby established are shown on the zoning map.

### **§ 153.110.030 – Minimum Development Site Standard**

A Specific Plan zone may only be established for a parcel or group of contiguous parcels if the combined lot area is greater than or equal to the following standards:

- A.      For residential uses, combined lot area of 2 acres.
  
- B.      For commercial and industrial uses, combined lot area of 2 acres.
  
- C.      For Mixed-use, combined lot area of 5 acres.

**§ 153.110.040 – Specific Plan Requirements**

- A. Standards supplement and/or supersede.** Specific plans may either supplement or supersede land use regulations applicable to the subject property, including all previously adopted ordinances, standards and guidelines. In the event an inconsistency or conflict exists between standards adopted within a specific plan and comparable provisions of this chapter or other development standards, the standards and regulations made part of the specific plan shall prevail.
- B. Specific Plan content.** Each specific plan shall identify specific land uses, standards and criteria necessary for the development, maintenance and use of the subject property in compliance with the policies and programs of the General Plan. Each specific plan shall clearly specify how and to what extent the plan is to improve upon, supplement or supersede any adopted ordinance, regulations and standards. Where not otherwise specifically referenced and addressed by a specific plan, all adopted ordinances, regulations, standards and guidelines of the city shall apply.
- C. Specific Plan additional content.** In addition to the minimum content requirements specified in Government Code § 65451, the following shall be included in all specific plans:
1. Statement of the relationship of the specific plan to the General Plan
  2. Policies for development and standards for regulating development within the plan area
  3. The proposed land uses for all areas covered by the plan
  4. General site design standards and guidelines for all developments
  5. The types and location of streets
  6. Public facilities and infrastructure required to serve developments within the plan area
  7. Landscaping and parking lot treatments
  8. Proposed conservation, open space or recreation areas
  9. Any other programs, guidelines or standards appropriate for the plan area

**§ 153.110.050 – Other Applicable Regulations**

In addition to the requirements contained in this subchapter, regulations contained in the following subchapters of this chapter may apply to development in these zones:

- 153.120 Standards for Specific Land Uses and Activities
- 153.130 Site Planning and General Development Standards
- 153.140 Performance Standards
- 153.150 Off-Street Parking and Loading
- 153.160 Landscaping Standards
- 153.170 Sign Regulations
- 153.180 Antennas and Other Telecommunication Facilities
- 153.200 Nonconforming Lots, Structures and Uses
- 153.210 Administrative Procedures