



Article II. PD—Planned Development Overlay Zone

17.09.210 Purpose.

- A. Planned development regulations are intended to facilitate development of areas designated on the zoning map by permitting greater flexibility and, consequently, more creative and imaginative designs for the development of such areas than generally is possible under conventional zoning or subdivision regulations.
- B. These regulations are further intended to promote more economical and efficient use of the land while providing a harmonious variety of choices, a higher level of amenities, and, preservation of natural and scenic qualities of open spaces. (1992 zoning ord. (part))

17.09.220 Permitted and conditional uses—PD zone.

- A. Planned developments, subject to the issuance of a conditional use permit.
- B. Permitted and conditional uses in accordance with those indicated for the R zones, C zones and I zones. (1992 zoning ord. (part))

17.09.230 Property development standards—PD zone.

- A. General Requirements. The following requirements are minimum unless otherwise stated.

1. Density or coverage—Maximum per net acre	Maximum of the zone in which the site is located
2. Site area, in acres	No minimum
3. Front yard setback in feet	10
4. Side yard setback each side in feet	5
5. Street side yard setback in feet	10
6. Rear yard setback in feet	10
7. Building height, maximum	35 feet or 2 stories, whichever is less within 50 feet of the exterior boundaries maximum height shall be no higher than 50 feet or 4 stories whichever is less
8. Site coverage, maximum	50% or maximum per zone, whichever is greater
9. Parking spaces per unit, covered in a garage	Minimum per the zone
10. Distance between buildings (in feet)	5

- B. Special Requirements. The following special development requirements shall apply to all planned developments:
 - 1. The planned development shall be designed and developed in a manner compatible with and complementary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development.
 - 2. In residential developments, where individual lotting is desired, there shall be a three thousand net square foot minimum area requirement for individual lots or sites.

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3. For residential projects, required open space shall comprise at least thirty percent of the total area of the planned development. Land occupied by buildings, street, driveways or parking spaces may not be counted in satisfying this open space requirement; provided, however, that land occupied by any recreational buildings and structures may be counted as required open space.
 4. All lawn and landscaped areas reserved for common use shall be provided with a permanent automatic watering system adequate to irrigate such areas, unless it is left in its natural state, if natural features worthy of preservation exist on the site. Open space left in its natural state shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard.
 5. If the project is to be developed in stages, the development plan shall coordinate improvement of the open space, the construction of buildings, structures, and improvements in such open space, and the construction of buildings in order that each development stage achieves a proportionate share of the total open space and environmental quality of the total planned development.
 6. All or any part of the required open space shall be reserved for use in common by the occupants of the planned development. Areas permanently reserved for common open space shall be reserved for the use and enjoyment of the occupants in a manner which makes the city, or a public district or public agency a party to and entitled to enforce the reservation. The planning commission may require that open space easements over the required open space be conveyed to the city.
 7. No building, except as hereinafter provided, shall be located closer than five feet to any interior vehicular or pedestrian way, court, plaza, open parking lot or any other surfaced area reserved for public use or for use in common by occupants of the planned development. Such setback shall generally be measured from the nearest edge of a surfaced area; provided, however, that where no sidewalk exists in conjunction with a public or private street, such setback shall be measured from the nearest edge of the street right-of-way or private road easement.
 8. All public streets within or abutting the proposed planned development shall be dedicated and improved to city specifications for the particular classification of street. When the developer desires to retain any street within the development as private streets, such streets shall be irrevocably offered for dedication and maintained for their intended purpose by the homeowners or property association or other means acceptable to the planning commission.
 9. Planned developments shall relate harmoniously to the topography of the site, shall make suitable provision for the preservation of canals, water courses, drainage areas, and similar features and areas, and, shall otherwise be so designed as to use and retain such features and amenities to the greatest extent possible.
 10. All utilities within a planned development shall be placed underground. (1992 zoning ord. (part))

17.09.240 Accessory uses and structures—PD zone.

Accessory uses and structures shall be located as specified on the development plans as approved by the planning commission; provided, however, that accessory structures shall meet all of the setbacks for site development as specified in underlying zone in which it is located. (1992 zoning ord. (part))

17.09.250 Signs—PD zones.

No sign or outdoor advertising structure shall be permitted except as prescribed in Chapter 17.01, Article XI. (1992 zoning ord. (part))