

I. PLANNED DEVELOPMENTS

Chapter 17.02

GENERAL PROVISIONS

Sections:

- 17.02.010 Title.
- 17.02.020 Purpose.
- 17.02.030 Definitions.

17.02.010 Title. This article shall be referred to as the planned development ordinance. (Prior code §9390)

17.02.020 Purpose. The purpose of this article is:

- A. To allow use of modern planning and development techniques, effect more efficient utilization of land and to allow flexibility of development;
- B. To aid in the reduction of development costs, and to provide for a combination of different land uses which compliment each other but which may not in all aspects conform to the existing zoning regulations;
- C. To encourage a more efficient use of public and/or private services;
- D. The location of an acceptable planned development land use does not, nor is intended to, create further commercial, residential, agricultural or industrial development within the area surrounding the planned development zone;
- E. It is the intent of this article to regulate condominium conversions as well as condominium projects as defined in Civil Code Section 783. (Prior code §9390.1)

17.02.030 Definitions. The definition for those terms contained in this section shall apply only to the provisions of this article:

- A. "Building coverage" means all land within the planned development covered by buildings, garage building area, carport area and other enclosed areas. All area coverage shall be computed at ground level.
- B. "Common open space" means a parcel or parcels of land, or of water, or a combination, within the site designated for a planned development and designated and intended for the use or enjoyment of all or certain of the owners and/or occupants of the planned development. Common open space may contain such complementary structures and improvements as are necessary or desirable and appropriate for the benefit and enjoyment of all or certain of the owners and/or occupants of the planned development.
- C. "Development plan" means the requirements for development of a planned development, including but not limited to a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, walkways and parking facilities. "Requirements of the plan," when used in these provisions, means the written and graphic materials referred to in this definition.

- D. "Open space" refers to unimproved land, landscaped areas, improved recreation areas, recreational buildings and structures totally accessory to recreational uses, and water surfaces, all within the development. Open space does not include streets, public or private parking areas, storage areas or covered by any building, garage, carport or other structures except recreational structures.
- E. "Planned development" (referred to in this article as PD) means an area to be developed as a single entity, the plan for which may not correspond in lot size, land use, density, lot coverage and required open space to the regulations established in any one district created, from time to time, under the provisions of the county zoning ordinance. (Prior code §9390.2)