

ARTICLE III ZONING DISTRICTS AND ALLOWABLE LAND USES

CHAPTER 17.60 PC PLANNED COMMUNITY DISTRICT

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17.60.010 Intent and Purpose

It is the purpose of the PC district to provide for flexibility in development, creative and imaginative design, and the development of parcels of land as coordinated projects involving a mixture of residential densities and housing types, community facilities, both public and private, and commercial areas. The PC district is further intended to provide for the optimum integration of urban and natural amenities within developments. The "PC" assures that innovative and unique land development techniques, designed to improve the quality of the living environment, will be given reasonable consideration for approval and to insure that the completed project will contain the character envisioned at the time of approval.

17.60.020 Permitted Uses

The following permitted uses in a PC district:

- A Residential uses, as follows:
1. Conventional single-family detached;
 2. Single-family detached patio home with zero side yard;
 3. Single-family attached duplex;
 4. Single-family detached bungalow with zero side yard;

5. Single-family detached cottage with zero side yard;
 6. Single-family attached townhouse;
 7. Townhouse and condominium;
 8. Condominium.
- B. Community facilities;
- C. Commercial use;
- D. Open space;
- E. Recreation uses;
- F. Temporary agricultural uses;
- G. Other uses or mixtures of land uses as designated on an approved development plan.

17.60.030 Submittal Requirements

- A. All applications for a change of zone to place property in the PC district zone shall be filed in the name or names of the owner of record of property included within the proposed PC district boundaries.
- B. All applications for a change of zone to place property in the PC district zone shall contain a legal description of all land within the proposed PC district zone.
- C. All applications for a change of zone to place property in the PC district zone shall be accompanied by a development plan and PC text for the entire property.
- D. The development plan and the PC text shall set forth the following:
1. The proposed uses of all lands within the subject property;
 2. A statement of planning objectives to be achieved by the development of the property;
 3. The type, character and heights of buildings or structures and the number of dwelling units per gross acre proposed for each residential area;

4. The location of school sites; recreational facilities, and other public and quasi-public facilities;
 5. The general location of major traffic thoroughfare coordinated with the City General Plan.
- E. The development plan shall be accompanied by the following:
1. A topographic map of the subject property;
 2. A preliminary report and master plan describing proposed provisions for storm drainage, sewage disposal, water supply, and other utilities.

17.60.040 Development Standards

All areas within the PC district shall be subject to specific development standards such as, but not limited to, minimum lot of 7,200 square feet, setbacks, yards, and parking requirements which shall be contained within the development plan and approved by resolution of the City Council.

17.60.050 Application Procedures

- A. Prior to final review of the development plan and supplementary text material by the City Council, an applicant shall file the proposed PC district with the Director of Planning for review by the administration review committee. The fees for this procedure shall be established by resolution of the City Council.
- B. After review by the administrative review committee, the Director of Planning shall furnish the applicant with written comments regarding the review conference, including appropriate recommendations to inform and assist the applicant in preparing the final components of the PC district petition.

17.60.060 Approval procedure

- A. The City Council may affix a planned community zone designation only after finding that the requirements of this chapter and other ordinances affecting the property have been satisfied. In granting such approval, the City Council may impose and enforce such specific conditions as to site development, phasing, and building construction, maintenance, and operation as it deems necessary to carry out the purpose of this chapter and the General Plan. Such specific conditions shall be contained within the development plan and be adopted by the City Council in the form of a resolution.
- B. All development within the PC district shall comply with the development plan as

approved and adopted by the City Council. Prior to issuance of building permits, all necessary approvals (i.e. tentative tract, conditional use permit, and precise plan of design) shall be obtained. Such approvals shall be in conformance with the development plan.