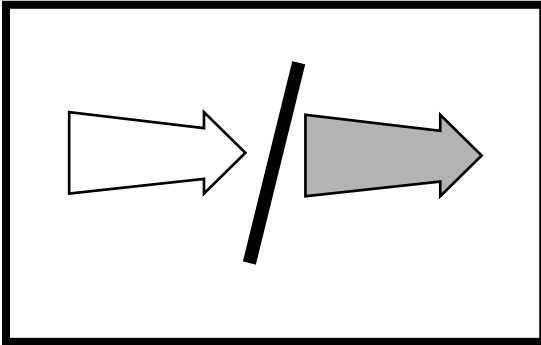


## CHAPTER 39

### PD Zone (Planned Development Overlay)



#### Sections

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#### **25-39.01 Purpose**

The purpose of the Planned Development (PD) overlay district is to promote development designs that respond to significant planning-related issues facing Valley cities, including the need to protect air quality, reduce urbanization of agricultural land, housing affordability, traffic, aesthetics and the desire to promote more livable neighborhoods.

The Planned Development overlay district is structured to produce a comprehensive development that is superior to traditional development that results from the application of conventional zoning standards.

#### **25-39.02 Applicability**

The PD overlay district can be combined with any single family, multi-family, commercial or industrial district identified in the zoning ordinance. For purposes of identification on the Zoning Map, an established PD overlay district shall be suffixed

with the zoning notation of the district with which it is combined (e.g. R-1 (PD) or C-2 (PD)).

**25-39.03 Permitted Uses**

Uses permitted in the PD zone are those listed on the permitted use list of the underlying district to which the Planned Development district is being combined.

**25-39.04 Conditional Uses**

Uses permitted subject to a Conditional Use Permit are those listed on the Conditional Use list of the underlying district to which the Planned Development district is being combined.

**25-39.05 Application Requirements**

As part of an application for a zoning ordinance amendment to reclassify property to the Planned Development overlay district, the applicant shall submit to the City a development plan, which shall include the following:

- a. Legal description and boundary survey map of the exterior boundaries of the land to be developed.
- b. A comprehensive description of zoning standards of the underlying zone to which flexibility is being requested.
- c. A site plan of the project that shows information that is required, consistent with Chapter 17.53 Site Plan Review of this Ordinance.
- d. Elevation drawings of structures and other major building features of the project.
- e. A phase plan, if applicable.
- f. The location and general arrangement of all open space, landscaping and hardscape areas.
- g. An infrastructure and utilities plan.

**25-39.06 Project Review**

No development shall be constructed on any lot or site in this district until a development plan has been submitted and approved consistent with Site Plan and Design Review (Chapter 25-53) or a parcel or subdivision map (consistent with the Firebaugh

Subdivision Ordinance), as the case may be, as well as a zone change (consistent with Chapter 25-49).

**25-39.07      Development Standards**

The following additional development standards together with applicable standards specified in the underlying base zone shall apply to all land and structures within this planned development overlay district, unless flexibility in standards has been clearly identified as part of the development application.

- a.      The minimum site area of a Planned residential development shall be 15,000 square feet.
- b.      All PD projects shall comply with design guidelines that are applicable to the underlying zone.
- c.      For residential projects, an increase in density of up to 25% may be requested as long as a finding can be made that the request furthers the intent of the PD zone.
- d.      A decrease in lot size may be requested as long as a finding can be made that the request furthers the intent of the PD zone.
- e.      A reduction in street width may be requested as long as a finding can be made that the request furthers the intent of the PD zone and the request complies with street safety standards.
- f.      A reduction in yard setbacks may be requested as long as a finding can be made that the request furthers the intent of the PD zone.
- g.      At least ten percent of the gross area of the site, excluding public streets, shall be improved for common open and recreational space.
- h.      The conservation of natural site features such as topography, vegetation and water courses shall be considered in the project design.

**25-39.08      Findings**

A Planned Development District may be established after the Planning Commission and the City Council, respectively, have made the following findings:

- a.      That the area proposed to be so zoned is generally suitable for the proposed project but for reasons affecting public health, safety, comfort, general welfare and orderly community growth or to promote innovative development that responds to community needs, it is appropriate to classify such area within the

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Planned Development District, subject to a development plan provided for in this Chapter.

- b. That the proposed project authorized by the Planned Development zone will provide benefits and safeguards equal to, or greater than those that would be provided by the regulations applicable to the underlying zone district, with respect to public health, safety, comfort and general welfare and orderly physical growth and development of the City.
- c. All owners of the property within the proposed Planned Development zone have consented in writing to the adoption of the district and development plan.