

**Sec. 7-9-47.9. - Adoption and amendment procedures.**

A PC Program is initially processed and adopted per section 7-9-132 except that the PC development map is adopted by resolution, while the PC text, zoning map, and statistical summary are adopted by ordinance.

After the PC development map has been adopted by the Board of Supervisors, it may be amended by the Planning Commission after a duly noticed public hearing. However, if an amendment would change a policy approved by the Board of Supervisors, the Planning Commission shall make a recommendation and forward the proposed amendment to the Board for final action. Amendments to the PC development map shall be recorded with the County Recorder by the Director.

**Sec. 7-9-47.10. - Previously adopted development plan and supplementary text.**

Any "development plan and supplementary text" that was adopted and effective prior to the effective date of this ordinance may remain in effect. Any such "development plan and supplementary text" may be amended in a manner consistent with the format of the previously adopted "development plan and supplementary text" or may be amended so as to be consistent with the regulations of section 7-9-47, as amended.

If a "development plan and supplementary text" makes reference to site development standards in the Zoning Code that no longer exist, the site development standards for new development shall be determined via an approved Use Permit per section 7-9-125.

**Sec. 7-9-48. - PD "Planned Development" Combining District.**

All references to this section shall include sections 7-9-48.1 through 7-9-48.6.

**Sec. 7-9-48.1. - Purpose and intent.**

The purpose of the PD "Planned Development" Combining District is to provide flexibility whereby land may be developed utilizing innovative site planning techniques (e.g., clustering of units and shared parking) to produce a development project that will preserve the community health, safety and general welfare and maintain the character of the surrounding neighborhood.

The regulations of this district are intended to produce planned development projects that assure adequate levels of open space, light, and air, and density of land uses, which provide for better use of common areas, open space, and off-street parking facilities. They also provide for safe and efficient vehicular and pedestrian circulation. These regulations are intended to be utilized only for planned development projects and shall not be utilized for the establishment of individual land uses or structures unless they would become an integral part of an existing planned development.

**Sec. 7-9-48.2. - Application.**

In any district where the district symbol is followed by, as a part of such symbol, the letters "(PD)," planned development projects shall be permitted subject to the use regulations, development standards, and other provisions set forth in this section. The district symbol shall constitute the base district, and the PD suffix shall constitute the combining district. Projects located within this district that are not a planned development, or not part of a planned development, shall comply with the regulations of the base district and are not subject to the provisions of this section.

**Sec. 7-9-48.3. - Principal uses permitted subject to a Use Permit.**

In the PD District the following principal uses are permitted, subject to the approval of a Use Permit by the Planning Commission per section 7-9-125.

- (a) Planned (unit) developments not otherwise permitted through base district regulations.
- (b) Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

**Sec. 7-9-48.4. - Accessory uses permitted.**

In the PD District accessory uses and structures that are customarily associated with and subordinate to a permitted principal use within the same project net development area, that are consistent with the design of the planned development project, and that are consistent with the purpose and intent of this district are permitted subject to a Use Permit, or a changed plan per section 7-9-125, or as stated below.

For residential planned developments, the following accessory structures and uses are permitted subject to an approved Site Development Permit or changed plan per section 7-9-125.

- (a) Patio covers.
- (b) Sunscreens.
- (c) Spas, jacuzzies, and swimming pools.
- (d) Accessory uses and structures that the Director finds to be consistent with the design of the planned development project and consistent with the purpose and intent of this district.

**Sec. 7-9-48.5. - Prohibited uses.**

Uses not permitted by section 7-9-48.3 or 7-9-48.4 are specifically prohibited.

**Sec. 7-9-48.6. - Site development standards.**

The following site development standards are in addition to the site development standards of the base district, unless otherwise stated below.

- (a) *Building site area.* For planned developments, the project's net development area shall be used. The size, location, and configuration of individual lots shall be determined by the required Use Permit and the tract map for the project.
- (b) *Building site coverage.* For planned developments, there shall be no maximum building coverage for any individual site. However, the project's net development area shall not exceed the following building coverage.
  - (1) Forty percent (40%) for residential projects.
  - (2) Twenty-five percent (25%) for office and commercial projects.
  - (3) Thirty-five percent (35%) for industrial projects.
- (c) *Area per unit.* For residential planned developments, there shall be no minimum land area per unit for any individual site. However, the project's net development area shall have an average land area per unit no less than the minimum area per unit required by the base district or per section 7-9-61.2, unless otherwise stated. (Note. This is normally designated by a number following the district symbol "PD" and enclosed in parenthesis on the zoning district map.)

- (d) *Number of dwelling units.* The project net development area divided by the minimum land area per dwelling unit shall determine the maximum number of permitted dwelling units for the project.
- (e) *Building setbacks.* For planned developments, building locations need not satisfy the base district setback regulations but shall be determined by the approved Use Permit. Building locations shall be dimensioned on the Use Permit plans including distances between buildings and distances from streets and common driveways.
- (f) *Planned development projects shall provide the following unless a waiver is granted as part of the Use Permit process.*
  - (1) *Open space.* Planned developments shall maximize common open space and provide an adequate level of private open space for each unit. The intent of this district is to provide the opportunity to maximize common open space areas and minimize overall impacts to the site.
  - (2) *Sidewalks.* Planned developments shall provide accessible sidewalks adjacent to each private road to ensure safety of pedestrians within the planned development.
  - (3) *Walls.* Planned developments shall construct a wall or privacy fence around the entire development.

**Sec. 7-9-49. - SH “Scenic Highway” Combining District.**

All references to this section shall include sections 7-9-49.1 through 7-9-49.5.

**Sec. 7-9-49.1. - Purpose and intent.**

The purpose of the SH “Scenic Highway” Combining District is to preserve and enhance the natural or man-made scenic beauty and resources along a highway designated as a "scenic corridor" in the Master Plan of Scenic Highways of the Orange County General Plan.

**Sec. 7-9-49.2. - Application.**

This district may be combined with any other district. In any district where the district symbol is followed by, as a part of such symbol, parenthetically enclosed letters "(SH)," the additional requirements and procedures contained in this section shall apply. The district symbol shall constitute the base district and the (SH) suffix shall constitute the combining district.

**Sec. 7-9-49.3. - Uses permitted subject to a Site Development Permit.**

All principal and accessory uses that are permitted by the base district regulations and that are visible from a point five (5) feet high at the center line of the scenic highway are permitted subject to the approval of a Site Development Permit per section 7-9-49.5 and 7-9-125. The applicant shall be responsible for providing the necessary information to determine that a project is not visible as described above and thus not subject to these district regulations.

**Sec. 7-9-49.4. - Uses prohibited.**

The following uses are specifically prohibited.

- (a) Uses that cannot meet the aesthetic purpose and intent of the district.
- (b) Uses not permitted by the base district regulations.