

## **CHAPTER 11. SPECIAL DEVELOPMENT DISTRICT**

### **Section EV3.1101 Intent**

The Special Development District is intended to provide an alternative, more flexible site planning process which encourages creative and imaginative planning of administrative professional, commercial or industrial developments, or a mixture of such uses, within the framework of a single cohesive concept plan. The Special Development process provides greater regulatory, land use, and design flexibility than conventional land use district regulations, in order to achieve a more economical and efficient use of the land.

The Special Development District preserves areas in large acreage, providing for interim and support uses, until such time as a Planned Development is approved. Except for interim uses, any development within this district shall be subject to a Planned Development (PD) application, as defined and provided for in Division 1 of the Specific Plan. The development standards for PD projects shall be based upon the approved development plan or use permit and conditions of approval.

### **Section EV3.1105 Locational Standards**

- (a) The district is located in undeveloped urban areas having relatively large parcel sizes, where flexibility of design and land use designations would provide beneficial development.
- (b) The area has access to existing or planned infrastructure facilities to support planned development.
- (c) The location shall be consistent with the General Plan text and maps.

### **Section EV3.1110 Permitted Interim Land Uses**

The following uses are permitted as interim uses and do not require submittal of a Planned Development application:

- (1) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.
- (2) Single family dwelling units on parcels of twenty (20) acres or more.

### **Section EV3.1111 Permitted Land Uses**

The following uses are permitted subject to approval of a Planned Development application:

- (1) Uses permitted in the General Commercial or Commercial Industrial District.

- (2) Uses permitted in the Administrative Professional District.
- (3) Uses permitted in the Public Institutional District.
- (4) Uses permitted in the Open Space District.

**Section EV3.1112 Buffer Land Uses**

Where determined to be appropriate, a special buffer area shall be established adjacent to existing single family residential homes which abut the Special Development District, in order to ensure a logical transition of uses. The following uses are permitted within this buffer area:

- (1) All uses listed in Sections EV3.1110 and EV3.1111.
- (2) All uses permitted in the Single Residential District.

**Section EV3.1113 Accessory Land Uses**

All accessory uses listed in the General Commercial District, Commercial Industrial District, Administrative Professional District, and Public Institutional District are permitted as accessory uses in the Special Development District.

**Section EV3.1114 Conditionally Permitted Land Uses**

All conditional uses listed in the General Commercial District, Commercial Industrial District, Administrative Professional District, and Public Institutional District are permitted in the Special Development District subject to approval of a Conditional Use Permit.

**Section EV3.1115 Prohibited Uses**

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Special Development District.

**Section EV3.1120 Development Standards**

- (a) For interim uses as listed in Section EV3.1110 (a), development standards are as follows:
  - (1) Minimum lot size shall be twenty (20) acres.
  - (2) Maximum building height shall be thirty-five (35) feet.

## COMMUNITY LAND USE

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- (3) Minimum building setbacks:
- (A)
- |                     |         |
|---------------------|---------|
| Front Yard          | 25 feet |
| Street side yard    | 25 feet |
| Side and rear yards | 20 feet |
- (B) Where front or side street is designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscaping requirements.
- (b) Development standards for Planned Development projects shall be based upon the approved development plan or use permit and conditions of approval attached to the plan by the reviewing agency. All Planned Developments shall adhere to the Community Design standards as outlined in Division 4, and to the requirements for PD approval contained in Division 1, Chapter 4. Where the SD District is located adjacent to existing single family residential uses, special attention shall be paid to the development compatibility standards set forth in Section EV4.0225.