

Chapter 15 Planned Districts

Article 1: Planned Districts

(“Planned Districts” added 3-27-2007 by O-19585 N.S.; effective 4-26-2007.)

Division 1: General Provisions for Planned Districts

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by O-19585 N.S.; effective 4-26-2007.)*

§151.0101 Purpose and Intent

The purpose of this division is to provide the means to adopt plans for certain areas of the City which provide land use, capital improvements and public facilities controls in lieu of conventional zoning to accomplish the following goals:

- (a) To preserve and enhance the cultural, aesthetic or economic value of neighborhoods having special importance due to their historical significance or because of their being part of older, established communities and neighborhoods; and
- (b) To systematically implement a comprehensive plan for the phased growth of developing and undeveloped areas of the City.

(“Purpose and Intent” added 3-27-2007 by O-19585 N.S.; effective 4-26-2007.)

§151.0102 Planned District Defined

Planned district means any legally described geographic area: (1) which has historical significance or serves as an established neighborhood or community; or (2) which is at the time of adoption developing or substantially undeveloped and for which a program of phased growth is desirable; and (3) which has been designated a planned district by the City Council. The District shall be wholly within the boundaries of a precise plan or coterminous with the boundaries of a Community Plan adopted by the City Council and on file in the office of the City Clerk. The plan must be detailed enough to permit the evaluation of proposed development controls for the District.
(“Planned District Defined” added 3-27-2007 by O-19585 N.S.; effective 4-26-2007.)

§151.0103 Applicable Regulations

- (a) The applicable zoning regulations in a planned district are those included in the planned district and any Land Development Code zoning regulations expressly incorporated into that planned district. Planned district regulations shall supersede any zoning regulations in the Land Development Code that are inconsistent or not expressly incorporated into the planned district regulations, except as follows:
- (1) Within the Coastal Overlay Zone, exceptions to the standards in a planned district shall not be granted except as specifically provided for in the planned district.
 - (2) The Airport Land Use Compatibility Overlay Zone, as applied to individual property through a zoning or rezoning action, shall supersede in case of conflict with applicable planned district zoning regulations.
 - (3) Subdivision, building, plumbing and mechanical, and electrical regulations are not zoning regulations for purposes of this section and are not superseded by adoption of a planned district.
 - (4) Transitional housing facilities and *permanent supportive housing* shall be permitted as a Process One limited use in accordance with Section 141.0313 and Section 141.0315 in all planned district zones that permit transitional housing facilities as a conditional use.
- (b) The following regulations apply in all planned districts:
- (1) Land Development Code, Chapter 11 (Land Development Procedures).
 - (2) Land Development Code, Chapter 12 (Land Development Reviews), except Chapter 12, Article 6, Division 6, where specifically excluded in the planned district regulations.
 - (3) Land Development Code, Chapter 13, Article 2 (Overlay Zones).
 - (4) Solar energy systems regulations contained in Land Development Code Section 141.0418, electric vehicle charging station regulations contained in Land Development Code Section 141.0419, and battery energy storage facilities regulations contained in Land Development Code Section 141.0422.

- (5) Alcoholic beverage outlets regulations contained in Land Development Code Section 141.0502.
- (6) Adult entertainment establishments regulations contained in Land Development Code Section 141.0601.
- (7) Child care facilities regulations contained in Land Development Code Section 141.0606.
- (8) Parking Regulations for affordable housing *dwelling units* in Land Development Code Section 142.0527, except where the Planned District Ordinance provides a lower parking ratio than allowed in Section 142.0527, and Parking Regulations for eating and drinking establishments in the CN, CO, and CV Zones as set forth in Table 142-05F.
- (9) *Cannabis outlet* regulations contained in Section 141.0504 when the use is specifically allowed by the Planned District Ordinance.
- (10) *Cannabis production facilities* regulations contained in Section 141.1004, when the use is specifically allowed by the Planned District Ordinance.
- (11) *Wireless communications facilities* regulations contained in Land Development Code section 141.0420.
- (12) Land Development Code, Chapter 13, Article 1, Division 7 (Mixed-Use Base Zones).
- (13) Land Development Code, Chapter 14, Article 3, Division 12 (Dwelling Unit Protection Regulations).
(“Applicable Regulations” added 3-27-2007 by O-19585 N.S.; effective 4-26-2007.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
(Amended 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)
(Amended 11-16-2012 by O-20216 N.S.; effective 12-16-2012.)
(Amended 3-25-2014 by O-20356 N.S.; effective 4-24-2014.)
(Amended 5-5-2015 by O-20483 N.S.; effective 6-4-2015)
(Amended 8-7-2015 by O-20555 N.S.; effective 9-6-2015.)
(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)
(Amended 2-22-2017 by O-20793 N.S.; effective 4-12-2017.)
(Amended 10-17-2017 by O-20859 N.S.; effective 11-16-2017.)
(Amended 8-9-2019 by O-21114 N.S. and O-21117 N.S.; effective 9-8-2019.)

*(Amended 9-12-2019 by O-21118 N.S.; effective 10-12-2019.)
(Amended 1-8-2020 by O-21163 N.S.; effective 2-9-2020.)
(Amended 10-30-2020 by O-21254 N.S.; effective 11-29-2020.)
(Amended 2-1-2021 by O-21288 N.S.; effective 3-3-2021.)
(Amended 3-7-2023 by O-21618 N.S.; effective 5-6-2023.)*