Chapter 19.220

SPECIFIC PLAN OVERLAY ZONE (SP)

19.220.010 Purpose.
19.220.020 Permitted Land Uses and Development Standards.

19.220.010 Purpose.

The Specific Plan Overlay Zone (SP) is established to implement Sections 65450 through 65457 of the State Government Code. The Specific Plan Overlay Zone may be applied to all properties within the City lying within the bounds of an adopted specific plan, except those properties within the Downtown Specific Plan. The area within the Downtown Specific Plan boundaries is within the Downtown Specific Plan Zone that establishes the zoning for that area and is not an overlay zone. The Specific Plan Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones. (Ord. 7331 §23, 2016; Ord. 6966 §1, 2007)

19.220.020 Permitted Land Uses and Development Standards.

For those properties where the Specific Plan Overlay Zone is applied, all permitted use restrictions, development standards, and other applicable standards or regulations governing development as contained within the adopted specific plan shall apply. To the extent that the specific plan does not enumerate use restrictions, development standards, or other applicable regulations, the standards associated with the underlying base zone shall apply. In the event that provisions of the adopted specific plan conflict with or do not correspond with the provisions of the underlying base zone, the provisions as contained in the adopted specific plan shall apply and supersede the underlying base zone requirements. Specific Plans shall be prepared and processed to Chapter 19.820 (Specific Plan/Specific Plan Amendments). (Ord. 7331 §23, 2016; Ord. 6966 §1, 2007)