

Chapter 22.90 – Applicability of ~~Community~~ Planning Area Standards

PLANNING COMMISSION RECOMMENDATION
AUGUST 9, 2013

22.90.010 – Purpose of Article 9

The chapters in this Article provide standards for proposed development and new land uses that are specific to each of the planning areas defined by the Land Use Element. These standards are mandatory requirements, intended to address the local planning issues of each planning area.

22.90.020 – Applicability

- A. General applicability.** The standards of this article apply to all proposed development and new land uses. Compliance with these standards is required to enable a permit for a new use to be approved, and for a newly-constructed project to be used. These standards apply to proposed projects in addition to all other applicable provisions of this Title. Where these standards conflict with other provisions of this Title, these standards control, except as provided in Subsection B.
- B. Density – TDC program.** Where additional density is granted through participation in the TDC Program (Chapter 22.24 or 22.26), the base density determined in compliance with Chapters 22.24 or 22.26 is established from the standards of this article for minimum parcel size. Any density bonus shall comply with the provisions of Chapters 22.24 or 22.26, unless the density bonus is specifically set forth in the area plan standard.
- C. Effect of designations.** In any case where a property is designated in the Open Space (OS) or Recreation (REC) land use categories, in the Sensitive Resource Area (SRA) or Historic Area (H) combining designations, or where standards identify a need for open space preservation through easement, contract or other instrument, these designations shall not in themselves convey or imply any right of public use, access, trespass, or violation of privacy.