

district, all other applicable provisions of these regulations, any conditions of approval providing measures to preserve and protect existing resources, and the following.

1. Subdivisions. Subdivision of land shall not be permitted except in compliance with required environmental mitigation measures for resource preservation and protection. Proposed lots or parcels shall be clustered where necessary to preserve and protect identified resources.
2. Minimum Lot Area, Maximum Number of Housing Units. The commission may approve a subdivision including parcels smaller than those required by the primary zoning district through the planned development permit process.
3. Limitations on Grading. No grading permit shall be issued and no grading shall occur on a site within the -RC overlay zone until a land use entitlement or subdivision approval for a project has been granted.
4. Modification of Standards. The commission may waive or modify the development standards of the primary zoning district through the planned development permit process in compliance with Chapter 19.28 where necessary for resource preservation and protection.

(Ord. 2185, Ord. 2427 §41)

#### **19.52.070 Special design considerations (-SD) overlay zone.**

- A. Purpose. The -SD overlay zone is intended for areas of the City where the General Plan has highlighted existing neighborhood characteristics, environmental features, or other concerns that require special attention in project design.
- B. Applicability. The -SD overlay zone may be applied to specific, defined areas where special-purpose limitations on land use, permit requirements, or development standards are needed. The -SD overlay zone includes the specific subcategories identified in Subsection D, following.
- C. Allowed Land Uses. Any land use normally allowed in the primary zoning district by this article may be allowed within the -SD overlay zone, except where otherwise limited by this section.
- D. Specific Area Permit Requirements and Development Standards. Development and new land uses within the -SD overlay zone shall obtain the land use entitlements as required by the primary zoning district, except as otherwise provided in this subsection, and shall comply with all applicable development standards of the primary zoning district, and the following requirements.
  1. SD-1 (South Chico - South of Entler Avenue).
    - a. Permit Requirement. Planned development permit approval (Chapter 19.28) is required for all uses.
    - b. Clustering Required. Manufacturing/industrial development in the area west and east of State Highway Route 99 south of Entler Avenue shall be clustered to preserve existing riparian habitats and to reduce impacts to Butte Creek.
    - c. Tree Preservation Required. The existing cottonwood and native oak stands located west of State Highway Route 99 and along the south edge of this area shall be preserved to the extent feasible.
  2. SD-2 (Humboldt Road-Foothill).
    - a. Permit Requirement. Planned development permit approval (Chapter 19.28) is required for all uses.

- b. Development Standards. Proposed projects shall:
  - (1) Comply with the foothill development standards in Chapter 19.66;
  - (2) Minimize the visual impact of foothill development through the following measures:
    - (a) Transfer and cluster development to lower elevations of the site and cluster development at higher elevations to the least visible areas;
    - (b) Reduce the scale and mass of structures through split level and low profile design. Limit building heights in foothill areas to 25 feet, unless visual simulations or other graphic representations can verify that greater building height will not negatively impact the viewshed;
    - (c) Use low-level pedestrian-scale street lighting;
    - (d) Avoid the use of high illumination yard lighting or shield sources to prevent off-site glare;
    - (e) Blend development into the natural setting through attention to topography and orientation, color, materials;
    - (f) Incorporate street standards that minimize cut and fill and result in the lowest visual impact;
    - (g) Provide a minimum 50-foot setback from State Highway Route 32 and prepare and implement a landscape enhancement plan for the setback area and the adjacent Caltrans right-of-way. The plan shall use vegetation native to the area and an irrigation system designed to temporarily provide water through the plant establishment period;
  - (3) Preserve and improve multi-use access and trails along Humboldt Road and provide connection to other paths and trails within projects north and south of Humboldt Road;
  - (4) Preserve the existing historic rock wall;
  - (5) Reduce wildland fire potential through the following:
    - (a) Construct buildings and roofs from fire-resistant materials;
    - (b) Landscape with native fire-resistant plant materials, to the extent feasible;
    - (c) Provide multi-use access and trails, streets, and open space areas as opportunities for emergency access and fire breaks;
    - (d) Ensure that street grades and other facilities designed for emergency access do not exceed City maximums;
    - (e) Locate buildings for maximum clearance from dense native vegetation areas;
    - (f) Consider requiring automatic fire sprinklers for structures not within 1 1/2 miles from an existing or planned fire station; and
  - (6) Incorporate best management practices for storm water run-off and first flush treatment of storm water. Proposed projects in areas tributary to Little Chico and Comanche Creeks shall be designed to provide no net increase in peak storm water run-off.
3. SD-3 (Foothill Park East, South of Eaton Road)
  - a. Permit Requirement. Architectural Review and Historic Preservation Board approval (Chapter 19.18) is required for multi-family residential development.
  - b. Development Standards.
    - (1) Density shall not be less than 10 units per gross acre.