

CHAPTER 12-25
PD PLANNED DEVELOPMENT OVERLAY DISTRICT

Section 12-25.01. Regulations designated.

The sections of this chapter constitute the regulations of the PD (planned development overlay) district.

(Prior Code § 10-86)

Section 12-25.02. Intent.

- (a) The PD (planned development overlay) district is designed and intended to provide for the orderly development of land in conformance with the comprehensive land use element and other elements of the General Plan of the City by permitting a flexible design approach to the development of a total community environment equal to or better than that resulting from traditional lot by lot development. The district is designed and intended to accommodate various types of development such as neighborhood and district shopping centers, professional and administrative office complexes, multiple housing developments, single-family residential developments, commercial service centers and light industrial parks or any other use or combination of uses which can be made appropriately a part of a total planned development, in accordance with City General Plan and any applicable specific plan.

The requirements and procedures set in this chapter are designed and intended to be applied in such a manner as to provide maximum design flexibility to the property owner or developer, yet allow the City to retain control over design features and arrangements of uses within the project. The "PD" designation may combine with the various zones called out in the provisions of this title.

- (b) The PD-f (planned development/freeway tower overlay) district is designed and intended to provide for regulatory and design control of taller architecturally designed signs for commercial and industrial centers located along U.S. Highway 101, consistent with the intent and objectives of Chapter 12-34 and the General Plan.

(Prior Code § 10-86.1; Ord. 83-1065 § 1, eff. 1/5/84; Ord. 2015-12 § 5, eff. 12/3/15)

Section 12-25.03. Permitted uses and structures.

- (a) The following uses are permitted in PD districts, providing the use is permitted in the underlying zoning district, and subject to approval of the Zoning Administrator:
- (1) Single-family residences;
 - (2) Change of uses of existing buildings;
 - (3) Minor additions to existing buildings;
 - (4) Additions to existing parking and/or landscape areas;

- (5) Accessory structures and uses;
 - (6) Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title.
- (b) Any use permitted in any of the following districts may be permitted in the PD district in accordance with the following regulations. The symbol "PD" shall be combined with the following district designations and land so designated may be used as follows:
- (1) PD/RA, PD/RSL-1, PD/R-1, PD/R-2 and PD/R-3 may permit residential uses, using as a guide the zoning regulations set forth in the underlying district, subject to provisions and limitations of the approved planned development permit. Densities are as established by the Land Use Element of the General Plan.
 - (2) PD/CPO, PD/C-1, PD/C-2, PD/FS and PD/AS may permit commercial and office uses, using as a guide the zoning regulations set forth in the underlying district, subject to the provisions and limitations of the approved planned development permit. The Planning Commission, however, may modify or delete the side and rear yard setback requirements for development adjacent to an "R" district upon making the following findings:
 - (A) That the modified or deleted setback will have no adverse effect on the adjacent property including, but not limited to, privacy, shadow patterns, lighting, noise and aesthetics;
 - (B) That the modified or deleted setback will not be detrimental to the public welfare, nor injurious to property or improvements in the neighborhood;
 - (C) That the modified or deleted setback will not create a violation of other sections of the Municipal Code including the Building and Fire Codes;
 - (D) That the granting of a modified or deleted setback will result in a superior site design and provide additional landscaping in areas more visible to the public to offset the modified setback requirement.
 - (3) PD/CM, PD/M-1 and PD/M-2 may permit limited industrial uses using as a guide the zoning regulations set forth in the underlying district, subject to the provisions and limitations of the approved planned development permit. The Planning Commission, however, may modify or delete the side and rear yard setback requirements for development adjacent to an "R" district upon making the following findings:
 - (A) That the modified or deleted setback will have no adverse effect on the adjacent property including, but not limited to, privacy, shadow patterns, lighting, noise and aesthetics;
 - (B) That the modified or deleted setback will not be detrimental to the public welfare, nor injurious to property or improvements in the neighborhood;

- (C) That the modified or deleted setback will not create a violation of other sections of the Municipal Code including the Building and Fire Codes;
 - (D) That the granting of a modified or deleted setback will result in a superior site design and provide additional landscaping in areas more visible to the public to offset the modified setback requirement.
- (4) PD/C-1 and PD/C-2 may permit efficiency unit projects, using as a guide the zoning regulations set forth in the underlying district, subject to the regulations of Chapter 12-52 and the provisions and limitations of the planned development permit issued by the Planning Commission.
- (5) PD-f may permit a freeway tower sign subject to the following general requirements:
- (A) The -f (freeway tower) overlay shall only be allowed in non-residentially zoned properties that are also in a PD (planned development) overlay district;
 - (B) Each -f (freeway tower) overlay shall be unique and distinct from other -f overlay districts, even when said overlay districts are adjacent;
 - (C) Freeway tower signs shall only be located within a PD-f (planned development/freeway tower) overlay district;
 - (D) Each distinct -f (freeway tower) overlay may allow one freeway tower sign;
 - (E) Freeway towers may be up to a maximum of 75 feet in height, without exception;
 - (F) Signage on freeway towers may be up to 400 square feet per face. About 25% of the sign area should be dedicated to an identifying name for the tower and a prominently located logo of the City of Santa Maria;
 - (G) The architectural design of the freeway tower and signage placed on the tower shall be of the highest quality, and must make a positive design statement for the City of Santa Maria and must include substantial adjacent landscaping, which shall include trees. Individual channel letters are required for tower signage;
 - (H) A new freeway tower shall require approval of the City Council through the Planned Development Permit process;
 - (I) Signage proposed on a freeway tower shall require a Sign Permit (see Section 12-34);
 - (J) For the purpose of the definition of On-Site Sign in Section 12-34.03, signage on a freeway tower shall be considered on-site when they direct attention to a commercial or industrial occupancy, business, commodity, product, good, service, or other commercial or industrial activity

conducted, sold, or offered within the same overlay district in which the tower is located.

(Prior Code § 10-86.2; Ord. 83-1065 § 1, eff. 1/5/84; Ord. 90-1 § 2, eff. 3/8/90; Ord. 93-8, Renumbered, 07/1/93, 12-25-03; Ord. 2012-08, eff. 5/17/12; Ord. 2013-04, eff. 6/6/13; Ord. 2015-12 § 6, eff. 12/3/15)

Section 12-25.04. Initiation.

The adoption of a rezoning amendment to the zoning ordinance applying the provisions of this chapter to any property shall be initiated in the following manner:

- (a) Where the Planning Commission or City Council determines that the best interest of the community will be secured by application of PD district standards so that the highest and best quality development may be achieved in accordance with provisions of the adopted land use element of the City.
- (b) When a property owner or his designated agent files an application with the Community Development Department for rezoning, together with the required filing fee, as determined by resolution of the Council, and with a preliminary development plan as described in this chapter. Prior to increasing the fee for filing an application for a planned development, or adding a new fee, notice shall be given in conformity with Chapter 2-24 of this Code.

(Prior Code § 10-86.3; Ord. 83-1065 § 1, eff. 1/5/84; Ord. 2015-12 § 7, eff. 12/3/15)

Section 12-25.05. Development plan approval.

The development plan process is established in order to promote orderly, attractive and harmonious development within those areas covered by a planned development overlay district. Any development proposal pursuant to the planned development overlay district and primary zoning designation shall be subject to first receiving approval of a development plan from the Planning Commission of the City as provided in this title.

(Prior Code § 10-86.4)

Section 12-25.06. Permit application and hearing.

For procedure on filing an application and setting the public hearing, see Sections 12-35.203 through 12-35.208.

(Prior Code § 10-86.5; Ord. 83-1065 § 1, eff. 1/5/84)

Section 12-25.07. Findings.

For the required findings, see Sections 12-35.206, 12-35.207 and 12-35.208.

(Prior Code § 10-86.6; Ord. 83-1065 § 1, eff. 1/5/84)

Section 12-25.08. Effective date.

For the effective date of the Planning Commission action, see Section 12-35.209.

(Prior Code § 10-86.7; Ord. 83-1065 § 1, eff. 1/5/84)

Section 12-25.09. Appeals.

For filing of appeals, see Section 12-35.211.
(Prior Code § 10-86.8; Ord. 83-1065 § 1, eff. 1/5/84)

Section 12-25.10. Expiration and extension.

For expiration and extension, see Section 12-35.212.
(Prior Code § 10-86.9; Ord. 83-1065 § 1, eff. 1/5/84)

Section 12-25.11. Revocation.

For revocation procedure, see Section 12-35.213.
(Prior Code § 10-86.10; Ord. 83-1065 § 1, eff. 1/5/84)

Section 12-25.12. Modification or enlargement of structures.

For procedure regarding modification or enlargement of structures, see Section 12-35.214.
(Prior Code § 10-86.11; Ord. 83-1065 § 1, eff. 1/5/84)

Section 12-25.13. Preexisting development plans.

Any approved development plans existing at the date of adoption of the ordinance from which this section derives shall continue to remain valid, until amended or expired, according to the regulations stated in this title.
(Prior Code § 10-86.12; Ord. 83-1065 § 1, eff. 1/5/84)