

ARTICLE 13

SEC. 21-13 REGULATIONS FOR THE PLANNED DEVELOPMENT RESIDENTIAL, OR “PDR” DISTRICT.

13.1 Purpose: The intent and purposes of the “PDR” district are as follows:

- (a) To provide a means for encouraging creative and innovative developments that are environmentally pleasing through the application of imaginative land planning techniques not permitted within other residential zones with fixed standards;
- (b) To assure conformance of the project with the Lake County General Plan with respect to use, density, open space, circulation, public facilities, and the preservation of natural features;
- (c) To maximize public and private open space areas, including but not limited to: scenic easements, historical areas, scenic areas, active and passive recreational areas, pedestrian ways, equestrian and hiking trails, plazas, environmentally sensitive areas, and distinct spatial separations between pedestrian and vehicular areas;
- (d) To provide for an orderly and cohesive growth and physical development pattern and the efficient delivery of County or community services;
- (e) To encourage the design of all residential planned developments to be compatible with both existing and potential land uses, including a proper functional relationship with such adjacent areas;
- (f) To encourage the optimal utilization of land to provide a full range of dwelling unit types, sites, rents and sales prices;
- (g) To assess the residential development’s impacts on public and private support services through the submittal of cost/revenue analyses;
- (h) To promote an equitable distribution of public facilities by encouraging developers to provide educational, recreational, water and wastewater, fire protection and other public services in order to avoid the overcrowding of existing facilities used by established residents and provide for a balance of community services;
- (i) To provide the County and developer with alternative standards in return for increased amenities to serve the inhabitants of the development and surrounding areas. **(Ord. No. 1749, 7/7/1988)**

The following regulations shall apply on all “PDR” districts.

13.2 Applicability: Applications for “PDR” zoning shall be for a parcel or contiguous parcels of five (5) acres or more; or a parcel or contiguous parcels of one (1) acre or more in the “URBAN” land use category of the General Plan.

13.3 Performance standards: All uses permitted within this district shall be subject to the performance standards set forth in Article 41 unless alternative standards are adopted according to the provisions of Section 13.28. **(Ord. No. 1749, 7/7/1988)**

13.4 Plans required:

- (a) A rezoning application to “PDR” shall be accompanied by a general plan of development for the entire parcel(s) unless the rezoning is publicly initiated and implements language included in an approved general or community plan. (See requirements of Section 13.9)
- (b) A use permit for specific plan of development shall be required for the portion of the parcel(s) to be developed. (See requirements in Section 13.10)
- (c) General plans and use permits for specific plans of development shall be approved prior to any development.
- (d) Ministerial permits such as grading, Building and Health Department permits shall not be issued prior to approval of a use permit for specific plan of development.

13.5.1 Uses permitted: Notwithstanding Section 13.4, the following uses are permitted in any “PDR” district provided that such uses are not inconsistent with an approved general or specific plan of development: **(Ord. No. 1749, 7/7/1988)**

- (a) One (1) single-family dwelling or mobilehome which shall be constructed according to the residential construction standards of Section 10.20.
- (b) Crop and tree farming, and animal husbandry subject to the requirements of Section 9.16.
- (c) Agricultural and residential accessory uses and accessory structures, including barns and stables.
- (d) One (1) foster or small family home, family care home, supportive housing, transitional housing or small family care home not to exceed six (6) persons in addition to the resident family. **(Ord. No. 3021, 12/16/2014)**
- (e) Those uses permitted in the “PDR” district with a zoning permit in Table A, Article 27. **(Ord. No. 1749, 7/7/1988)**

**13.5.2 Uses permitted by General and Specific Plans of Development in the “PDR” district:
(Ord. No. 1749, 7/7/1988)**

- (a) All those uses permitted in the “SR”, “R1”, “R2”, and “R3” districts and private storage facilities for exclusive use by the residents of the development.
- (b) For projects with a minimum of one hundred (100) dwelling units, all those uses permitted in the “C1” district. The gross lot area of “C1” uses shall not exceed eighty (80) square feet per dwelling unit.
- (c) For projects with a minimum of fifty (50) acres and two hundred (200) dwelling units, all those resort commercial uses permitted in the “CR” district.
- (d) Recreation facilities, including but not limited to tennis courts, golf courses, swimming pools, equestrian trails, fitness trails, boat docks, marinas, playgrounds, and parks.
- (e) Community facilities such as day care centers, meeting rooms, and club houses for use by residents of the development.
- (f) Temporary model home complexes and real estate sales offices only for the limited purpose of conducting sales or rental of lots or units within the “PDR”.
- (g) Those uses generally permitted in the “R1” district in Tables A and B, Article 27.

13.6 Application procedure for Rezoning to “PDR” district and the General Plan of Development:

- (a) Pre-application meeting(s): Prior to preparation of the application for rezoning and the general plan development, the applicant shall attend a pre-application meeting(s) with the Planning Department staff. Purposes to be served include:
 - 1. To explain the purpose of the Planned Development Residential district.
 - 2. To review the project’s consistency with the Lake County General Plan.
 - 3. To review the Lake County Code requirements.
 - 4. To provide a review of the applicant’s conceptual design and development objectives.
- (b) Application: Application shall be made on forms provided by the Planning Department and accompanied by all fees, information and supplemental plans required by this Article. No applications shall be accepted until the applicant has complied with Subsection (a) above.

13.7 Application procedure for the Use Permit for a Specific Plan of Development:

- (a) Pre-application meeting(s): Applicants for a use permit for a specific plan of development shall attend a pre-application meeting(s) with the Planning Department staff. In addition to the review purposes for the general plan of development the following shall be reviewed:
 - 1. Consistency of the specific plan of development with the approved general plan of development.
 - 2. Review of the development standards applicable to the project.
- (b) Application: Application shall be made on forms provided by the Planning Department and accompanied by all fees, information and supplemental plans required by this district or the Subdivision Ordinance. No applications shall be accepted until the applicant has complied with Subsection (a) above.

13.8 Phasing of development: “PDR”s may be phased if phasing is approved as part of the general plan of development. Specific plans of development and tentative final map proposals shall conform to the phasing of the approved general plan of development. (Ord. No. 1749, 7/7/1988)

13.9 Application requirements for the Rezoning and General Plan of Development:

- (a) For pre-application meeting(s), the applicant shall provide enough materials to solicit useful comments or feedback from the Planning Department.
- (b) The rezoning application shall include:
 - 1. Completed application form filed in the name(s) of the owner(s).
 - 2. Applicable fees.
 - 3. A sectional district map(s) which shall:
 - i. Be prepared according to the requirements of the County Surveyor;
 - ii. Indicate the proposed boundaries of the “PDR” zone;
 - iii. Reflect the general plan of development by showing the maximum residential density, measured by units per gross acre or maximum number of units.
- (c) The general plan of development shall be a graphic and written representation of the applicant’s intended development including:

1. A graphic section consisting of maps, site plans, drawings, sketches or models at a scale agreed upon by the applicant and department at the pre-application meeting(s) showing:
 - i. The entire proposed planned residential development and site.
 - ii. The proposed land uses precisely divided between residential, local commercial, and resort commercial uses.
 - iii. The proposed maximum densities for residential uses measured in units per gross acre; or maximum number of units for each residential type.
 - iv. Intended phasing of development.
 - v. The location and approximate size of all areas to be reserved in open space.
 - vi. The preliminary circulation pattern.
 - vii. The type and location of proposed public facilities.
 - viii. The existing site conditions showing all topographic features such as natural drainage ways, streams, creeks, shorelines, vernal pools or ponds, significant rock outcroppings, slides and depressions; location and types of on-site trees; and general areas of historic or archaeological value; **(Ord. No. 1749, 7/7/1988)**
 - ix. Topography at contour intervals determined by the Planning Director.
 - x. Enough information on land areas adjacent to the proposed “PDR” to indicate the relationship between the proposed development and existing and proposed adjacent areas, including land uses, parcel sizes, ownership patterns, mineral leaseholds, planning and zoning classifications, densities, traffic circulation systems, public facilities, and major physiographic features such as lakes, streams, shorelines, drainage patterns, ridgelines, tree clusters and other prominent features.
2. The written documents shall support the graphic representations and shall, at a minimum, include:
 - i. A project description.
 - ii. A statement of present and proposed ownership and present and proposed zoning.

- iii. A development schedule indicating the approximate date when construction of the project can be expected to begin and be completed for each phase of the project; including the permit phase.
 - iv. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the project, and whether the applicant intends to sell lots or lots with structures.
 - v. A statement of the applicant's proposal for utilities and services including sewage disposal; water supply; police and fire protection; schools; solid waste disposal; power/electricity; cable; telephone; and storm water runoff.
 - vi. Quantitative data for the following: Total number and type of dwelling units; parcel size; total amounts of common open space, public open space and usable open space; total amount of non-residential construction (including a separate figure for local commercial, resort commercial or institutional facilities). (**Ord. No. 1749, 7/7/1988**)
 - vii. **Repealed (Ord. No. 1749, 7/7/1988)**
3. An itemized list of any requested alternative performance and development standards, and any deviations from the standards of the Subdivision Ordinance (Chapter 17).

13.10 Application requirements for the Use Permit for a Specific Plan of Development:

- (a) For pre-application meeting(s) the applicant shall provide in advance of actual use permit application all required plans and written statements of the specific plan of development for review by the Planning Department.
- (b) The specific plan of development shall be a precise graphic and written representation of the applicant's intended development including:
 - 1. All the application requirements of a general plan of development, excepting those describing existing conditions. All other general plan of development application requirements shall be submitted in their finalized form.
 - 2. A specific plan of development that is in substantial conformity with the previously approved general plan of development.
 - 3. Any required agreements, plans, modifications, mitigations or conditions of approval of the general plan of development shall be included.

4. The specific plan of development shall include a graphic representation of:
 - i. The entire proposed planned residential development including the precise locations and dimensions of all proposed structures.
 - ii. The proposed maximum density for residential uses measured in units per gross acre.
 - iii. Sketches, drawings, models or architectural renderings of typical structures and improvements showing design features, building materials and elevations.
 - iv. The location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as private and common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses.
 - v. The existing and proposed circulation system of arterial, collector, and local streets including the location and dimensions of all off-street parking areas, service areas, loading areas, and major points of access to public rights-of-way (including all points of ingress and egress to the development and notations of proposed ownership, public or private, where appropriate).
 - vi. The existing and proposed utility systems including sanitary sewers, storm sewers, and water, electric, cable and telephone lines.
 - vii. Proposed landscapes, generally indicating the treatment of existing landscapes and proposals for building pads, roads, recreational areas, private and common open spaces and other affected areas on-site; including maintenance provisions.
 - viii. A grading plan.
 - ix. A drainage plan.
 - x. Other pertinent information as required by the Planning Director.
- (c) An itemized list of any requested alternative performance and development standards, and any deviations from the standards of the Subdivision Ordinance (Chapter 17).
- (d) The written documents shall include a plan for permanent maintenance of common or public open space, recreational areas, and commonly-owned facilities. The plan shall include all contracts, conveyances or other legal documents

necessary to implement the plan. No legal document shall be accepted unless accompanied by a letter from the applicant's attorney certifying that the legal document(s) will effectively and adequately accomplish the purpose for which it is intended. No instrument shall be acceptable until approved by the Commission as to suitability for the proposed use of the common open spaces. If common open space is to be maintained by a homeowner's association, such legal instrument may take the form of a declaration of conditions, covenants and restrictions (C.C.& R.'s). **(Ord. No. 1749, 7/7/1988)**

The legal document(s) shall include a copy of the articles of incorporation and by-laws of the homeowners' association including conditions, covenants, and restrictions that will govern the association. Required provisions shall include but are not limited to the following:

1. The homeowners' association shall be established before homes or lots are sold.
2. Membership shall be mandatory for each home or lot buyer and any successive buyer.
3. The association shall be responsible for property taxes, and maintenance of common open space and recreational and other common facilities unless the Planning Commission approves another entity other than a homeowner's association.
4. Homeowners shall pay their pro-rata share of all costs of the association. The assessment levied by the association can become a lien on the delinquent homeowner's property.
5. The association shall be able to adjust the assessment to meet changed needs.

SEC. 21-13.20. DEVELOPMENT STANDARDS.

13.21 Development standards: Unless alternative development standards are adopted according to the provisions of Section 13.28: **(Ord. No. 1749, 7/7/1988)**

- (a) All single-family residential dwellings on individual lots permitted within this district shall be subject to the development standards of the "R1" district;
- (b) All multi-family residential uses permitted within this district shall be subject to the development standards of the "R2" district for duplexes and "R3" district for all other multi-family residential uses. **(Ord. No. 1749, 7/7/1988)**
- (c) All local commercial and resort commercial uses on individual lots permitted within this district shall be subject to the development standards of the "C1" and "CR" districts, respectively.

13.22 Maximum permitted density: As specified by the land use plan of the Lake County General Plan; and as provided for in Section 13.23.

13.23 Density bonus provisions: Additional density as provided for in the Lake County General Plan may be approved by general and specific plan of development approvals pursuant to the below market homeownership provisions or the energy conservation provisions of Article 41. This provision shall not apply to the Urban Land Use Category of the land use plan of the Lake County General Plan.

13.24 Open space: All developments proposed under the “PDR” district shall include open space for active and passive use by the residents of the development. The amount to be provided shall be determined as follows: **(Ord. No. 1749, 7/7/1988)**

(a) Private open space: Each dwelling unit shall contain an area of land located immediately adjacent to the unit, owned or available to the unit’s residents, and reserved exclusively for such use. The required amount of land is as follows:

1. Each single-family dwelling on each lot in a subdivision shall have a minimum of one thousand (1,000) square feet of usable open space. If a dwelling is on a lot contiguous to permanent open space available to and usable by adjacent owners or the public, the area of required usable open space may be reduced by not more than twenty-five (25) percent.

2. All townhouse ownership units with a density of seven (7) units per net acre or less shall have a minimum private open space of three hundred (300) square feet per unit with a minimum dimension of fifteen (15) feet and with direct access to the unit. Townhouse ownership units in excess of the density set forth in this subsection shall have private yard areas as required by the approved specific plan of development. **(Ord. No. 1749, 7/7/1988)**

3. All apartment units shall have a minimum private open space or balcony area of one hundred (100) square feet per unit and a minimum depth of seven (7) feet, with direct access to the unit. **(Ord. No. 2128, 1/14/1993)**

(b) Common open space: Each planned residential development shall contain one or more large areas of land permanently reserved primarily for the leisure and recreational use of all the development’s residents and owned and maintained in common by them. Common open space shall be integrated throughout the development and easily accessible to all the residents.

1. Common open space may include:

i. Land area of the site not covered by buildings, parking structures, or accessory structures.

- ii. Land which is accessible and available to all occupants of dwelling units for whose use the space is intended unless such land is in a category listed below.
 - iii. Commonly owned recreational structures and facilities including but not limited to clubhouses, tennis courts, swimming pools, golf courses and trails.
2. Common open space shall not include:
- i. Areas reserved for private open space.
 - ii. Proposed street rights of way.
 - iii. Open parking or R.V. storage areas, driveways and sidewalks for dwellings.
 - iv. Areas reserved for school buildings, not including playground areas open to the public.
 - v. Commercial areas including buildings, accessory buildings, and parking and loading facilities for such commercial areas.
 - vi. Flood control and drainage channels improved with cement, rip rap, or having a cross-section slope exceeding twenty (20) percent.
 - vii. Areas with cross slope in excess of thirty (30) percent. (**Ord. No. 1749, 7/7/1988**)
 - viii. Unsuitable land as determined by the Planning Commission.
3. The Planning Commission may determine that up to one half (1/2) of any body of water, natural watercourse and slopes over thirty (30) percent grade may be included as common open space. In making this determination, the Commission shall be guided by the following factors:
- i. The extent of these areas in relation to the area of the planned development; and
 - ii. The degree to which these areas contribute to the quality, livability, and amenity of the planned development.
- (c) Public open space: As an alternative to, or in addition to, common open space required in Subsection (b) above, each planned residential development may propose one or more parcels of land which would be permanently dedicated in fee to the County or other public or private agency. Such areas will be for the use of

the development's residents in addition to the use by all County residents or for the protection of environmentally sensitive areas.

- (d) Required amount: The County shall specify the required amount of public and/or common open space in a planned residential development at the time of approval of the general plan of development, but in no case shall the total amount of public and/or common open space be less than thirty-five (35) percent of the net acreage. Determination of the appropriate amount of public and/or common open space shall be based on consideration of the factors listed below: **(Ord. No. 1749, 7/7/1988)**
1. The degree to which these areas contribute to the quality, livability, and amenity of the planned development;
 2. The need to protect public use areas historically used by the public such as trails or beaches;
 3. The avoidance of siting of structures in hazardous areas or on steep slopes;
 4. The protection of environmentally sensitive habitat areas and archaeological sites;
 5. Protection of scenic areas of the site.

13.25 Traffic circulation:

- (a) Internal access: All residential planned development proposals shall ensure that internal circulation systems are properly designed to serve the different types of proposed land uses, accommodate expected traffic flows, provide adequate emergency access to all buildings and structures, and provide for safe and convenient pedestrian access, whether the project is partially or fully implemented. In addition, the following access requirements shall apply:
1. At least two (2) different routes of entrance and exit for emergency vehicles shall be provided where streets are longer than eight hundred (800) feet;
 2. Cul-de-sacs shall be limited to one thousand (1,000) feet in length and shall be terminated by a turn-around not less than eighty (80) feet in diameter.
- (b) External access: The Planning Commission shall review development applications to ensure that projected traffic increases resulting from the project, when partially and fully implemented, will not significantly impact connecting streets, roads and existing and proposed land uses outside the project perimeter. The applicant shall propose measures acceptable to the County to reduce significant impacts to existing road networks or land uses outside the development itself.

13.26 Streets:

- (a) All internal streets, roads and drives serving the development shall be designed and constructed to County road improvement and design standards unless the optional design and improvement standards of the Subdivision Ordinance (Chapter 17) are utilized.
- (b) The use of private streets within planned residential developments shall be permitted.
- (c) Public and private streets, roads and drives need not meet the requirements of Subsection (a) above if the Planning Commission finds that the design of the proposed streets and common vehicular ways is adequate to protect the public health, safety and welfare and will promote the purposes and intent of this Article.
- (d) When private streets are utilized, a statement or statements shall be included within the legal documents required under Section 13.10(d) which outlines the rights and responsibilities of the homeowners for maintenance of these facilities, and concerning any public utility rights-of-way utilizing private streets. In addition, the document shall spell out any possible intention and agreement including conditions should the homeowners' association ever request that the private streets be changed to public streets, including expense of reconstruction or any other action necessary to make the streets fully conform to the requirements applicable at that time for public streets, prior to dedication and acceptance.

13.27 **Parking:** The following minimum requirements shall apply except as provided in Article 46.

- (a) Single-family dwellings: One (1) covered and one (1) uncovered space per dwelling unit. Two (2) covered and one (1) uncovered spaces per dwelling unit with three (3) or more bedrooms. **(Ord. No. 1749, 7/7/1988)**
- (b) Multi-family dwellings, apartments, condominiums, dwelling groups and multi-family dwelling groups: One (1) covered and one (1) uncovered space per dwelling unit. One-half (1/2) uncovered guest parking space for each dwelling unit.
- (c) Storage parking lots for recreational vehicles including travel trailers, campers, and boats shall be provided at a ratio of one parking space per five (5) residential dwelling units. These lots shall be screened by landscaping and fenced for aesthetic and security purposes. This requirement may be modified by the Planning Commission or Board of Supervisors subject to one of the following findings:
 - 1. There is adequate provision for parking for recreational vehicles on individual lots;

2. Opportunities for such parking exist within a reasonable distance of the residential planned development.
- (d) The Commission may require additional uncovered parking spaces when it is found that such parking is necessary for the development, taking into consideration the availability of on-street parking facilities in and adjacent to the development.
 - (e) Typically, parking areas should be arranged so as to prevent through traffic to other parking areas. **(Ord. No. 1749, 7/7/1988)**
 - (f) Uncovered parking areas shall be screened from the street and adjacent residences to a height of at least three (3) feet with hedges, dense plantings, or walls.

13.28 Alternative performance and development standards: The development standards of those districts identified in Section 13.5; the performance standards of Section 13.3; or the development standards of this Article, Section 13.21 and Sections 13.24 through 13.27, may be amended as set forth herein. **(Ord. No. 1749, 7/7/1988)**

- (a) The approval of any general plan of development which proposes alternative performance or development standards shall be recommended by not less than a majority vote of the total membership of the Planning Commission and approved by the Board of Supervisors with a finding that such alternative performance or development standards will produce one or more of the results set forth in Subsection (c).
- (b) The approval of any specific plan which proposes alternative performance or development standards shall require a majority vote of the total membership of the Review Authority with a finding that such alternative performance or development standards in compliance with those alternative standards approved as provided in Subsection (a) and will produce one or more of the results set forth in Subsection (c).
- (c) Results of implementing alternative standards:
 1. Reduces the area and unsightliness of cut and fill banks;
 2. Reduces the danger of erosion;
 3. Creates a better community environment through dedication of public areas, rearrangement of lot sizes, reforestation of barren areas;
 4. Creates other improvements or permits the use of techniques which will produce a more desirable and livable community than can be obtained by strict compliance with said minimum requirements;

5. Provides cost-effective services and/or energy efficient development;
6. Provides substantial areas of usable open space;
7. Provides a full range of housing opportunities.

SEC. 21-13.30. ADMINISTRATION.

13.31 Adoption of plans:

- (a) Rezoning to “PDR” shall be noticed and heard simultaneously with the adoption of general plans of development. Decisions on the rezoning shall precede action on the general plan of development. Use permits for specific plans of development may be noticed and heard simultaneously with rezonings and general plans of development. Decisions on use permits for specific plans of development shall follow action on the general plan of development. **(Ord. No. 1749, 7/7/1988)**
- (b) General plans of development shall be presented to the Planning Commission for approval and shall be noticed in the same manner as provided for rezonings. The Commission shall act upon the plans within ninety (90) days from the date that the project’s environmental document is certified unless said time period is extended by mutual consent between the Planning Commission and developer. The Planning Commission may approve, conditionally approve or disapprove the general plan of development, and shall promptly report that recommendation to the Board of Supervisors and to the developer.
- (c) The general plans of development shall be noticed before the Board of Supervisors in the same manner as provided for rezonings. The Board shall schedule the general plan of development within sixty (60) days of the date of the Planning Commission recommendation. The Board shall act upon the recommendation of the Planning Commission within a reasonable time and may approve, disapprove or modify the general plan of development in any way deemed to be in the best interest of the peace, comfort, health, convenience and general welfare of the County and of the persons residing and working in the area, except that if any modification is recommended which was not previously considered by the Planning Commission, the proposed plans shall be referred back to the Planning Commission for report and recommendation. Failure by the Planning Commission to respond within forty (40) days shall be presumed to indicate concurrence with the Board of Supervisors’ recommendations.
- (d) Upon final approval by the Board of Supervisors of the general plan of development as presented or as modified, the plans shall be transmitted back to the Planning Commission together with a minute order stating the approval or any modifications finally determined by the Board of Supervisors.

- (e) Upon approval of the general plan of development by the Board of Supervisors, a use permit for a specific plan of development in conformity with the general plan of development may be presented to the Planning Commission for approval; or a use permit for a specific plan of development may be presented concurrently with a general plan of development, provided that any approval by the Planning Commission be conditioned so that the use permit for the specific plan of development shall be of no force or effect until approval of the general plan of development by the Board of Supervisors, nor until the effective date of any applicable rezoning to “PDR”. The use permit for the specific plan shall be noticed, presented, considered and approved in the manner prescribed in Article 51. The Planning Commission may then approve, conditionally approve, disapprove or modify the use permit for the specific plan of development in any manner deemed to be in the best interest of the peace, general welfare of the County and of the persons living or working in the area. **(Ord. No. 1749, 7/7/1988)**
- (f) General plans and use permits for specific plans of development may be amended or extended in the same manner as they are adopted, provided, however, that no use permit for specific plan of development may be amended which also requires an amendment to the sectional district map or general plan of development, until the sectional district map or general plan are amended.
- (g) All “PDR” rezonings, general plans of development, specific plans of development and use permits shall only be approved if found to be consistent with the Lake County General Plan.

13.32 Lapse of approval:

- (a) A general plan of development shall expire two (2) years after its date of approval unless: 1) an application has been filed with the Planning Department for a use permit for a specific plan of development that implements part or all of the general plan of development prior to plan expiration; or 2) a time extension has been approved prior to the date of general plan of development expiration. The Planning Commission or Board of Supervisors may, upon good cause shown, grant a time extension for one (1) year. **(Ord. No. 2128, 1/14/1993)**

The filing of an application for a specific plan of development automatically extends the general plan of development for a period of one (1) year. The approval of a specific plan of development that implements part of a general plan of development shall extend the remainder of the general plan of development for a period of five (5) years. **(Ord. No. 2128, 1/14/1993)**

- (b) The use permit for a specific plan of development shall expire five (5) years after approval unless, prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been approved. The Planning Commission or Board of Supervisors may, upon good cause shown, grant or conditionally approve a time extension for one (1) year. **(Ord. No. 2128, 1/14/1993)**

- (c) A general plan of development for which a specific plan of development has expired pursuant to (b) above, shall expire one (1) year following the date of expiration of the specific plan of development unless extended pursuant to Subsection (a) above. **(Ord. No. 2128, 1/14/1993)**

13.33 Resubmittal following expiration: After a general plan or use permit for specific plan of development expires, a new general plan or use permit for a specific plan of development application and fee must be submitted for reconsideration. The new application shall be subject to the same procedures and approval as the original application.

13.34 Existing “PD” zoning districts

- (a) All parcels bearing the zoning district designation Planned Development (“PD”) under Ordinances adopted prior to the effective date of this Ordinance, without an approved general plan of development, will henceforward be governed by the provisions of this Article or Article 15.
- (b) All parcels bearing the zoning district designation Planned Development (“PD”) under ordinances adopted prior to the effective date of this Ordinance with an approved general plan of development for residential purposes, will henceforward be governed by the provisions of Section 13.32 and this Article; however, the “date of approval” as provided for in Section 13.32(a) for general plans of development approved prior to the effective date of this Ordinance shall be the effective date of this Ordinance. **(Ord. No. 1749, 7/7/1988)**
- (c) A general plan of development approved for any parcel described in Subsection (b) of this Section prior to the effective date of this Ordinance shall be deemed to be an approved general plan of development hereunder, and any specific plan of development previously issued in connection therewith shall be valid to the same extent as though issued pursuant to this Article. Any use permitted under such a plan shall be deemed to be a conforming use under this Ordinance.
- (d) If no specific plan of development has been approved prior to the effective date of this Ordinance, for a parcel described in Subsection (b) of this Section, the specific plan of development requirements of this Article shall apply.

ARTICLE 14

SEC. 21-14 RESERVED