

DIVISION 5.

OVERLAY DISTRICTS.

Sec. 35-94. SD Site Design Overlay District.

Sec. 35-94.1. Purpose and Intent.

The purpose of this overlay district is to ensure well-planned divisions of large lots which are zoned for large lot single-family residential uses (i.e., 1-E-1, 3-E-1, EX-1, and RR) and to avoid piecemeal subdivision of such lots which could result in resource degradation and the creation of lots which are unsuited for development. Therefore, it is the intent of this overlay district to provide conceptual review and consideration by the County of the ultimate division of a lot at the time any land division is proposed.

Sec. 35-94.2. Affect of SD Overlay District.

For land zoned SD, the regulations of the SD apply only to applications for land divisions and no division of such land shall be approved unless consistent with the regulations of the SD. Within the SD, minimum lot size, minimum lot width, uses permitted, and all other regulations of the base zone district are also applicable to the land.

Sec. 35-94.3. Processing.

1. For land subject to the Site Design Overlay District, an application for any land division shall be accompanied by a site design plan showing the ultimate parcelization of the subject land unless the proposed land division is for the ultimate parcelization or such a site design plan has been previously approved for the land.
2. In addition to the application requirements for the proposed land division required under County Subdivision regulations in Chapter 21 of this Code, subdividers shall submit a site design plan showing:
 - a. The proposed lot lines of the ultimate lots.

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- b. Contour lines.
 - c. Proposed circulation patterns for the ultimate lots.
 - d. Locations of significant existing vegetation and sensitive habitat areas, e.g., unusual species, native habitats, and riparian vegetation.
 - e. Areas within the 100-year flood plain.
 - f. Areas subject to geologic hazards.
 - g. A general indication of the potential building sites.
 - h. Other information may be deemed necessary for proper review and required depending on the particular circumstances and location of the lots.

Sec. 35-94.4. Action.

1. Planning and Development Department shall submit the proposed site design plan and land division to the Subdivision Committee and said Subdivision Committee shall consider the proposed land division along with the site design plan and make recommendations to the Planning Commission.
2. At a noticed public hearing, the Planning Commission shall consider and conceptually approve, modify, or disapprove the proposed site design plan. At the same public hearing, the Planning Commission may approve, conditionally approve, or deny the proposed land division, but the proposed land division shall not be approved unless the Planning Commission gives conceptual approval to the site design plan and finds that the proposed land division is consistent with the site design plan. In no case shall conceptual approval of the site design plan by the Planning Commission be deemed to commit the County to final approval of any land division.
3. A copy of the approved site design plan shall be kept on file in the Planning and Development Department. When a site design plan has been conceptually approved for a lot, all future land divisions shall be in conformance with the approved site design plan for that lot.
4. Any amendments to the site design plan shall be processed in the same manner as the original site design plan. The Planning Commission shall not approve any site design plan amendments unless such amended site design plan is in conformance

with any previously approved land divisions which were found to be in conformance with the previously approved site design plan. When a site design plan has been approved for a lot and the lot is subsequently rezoned, the site design plan shall become null and void.

Sec. 35-94.5. Findings Required for Conceptual Approval of Site Design Plan.

Prior to conceptual approval of a site design plan for any lot within this District, the Planning Commission shall make the following findings:

1. That the lot is physically suitable for the density proposed under the site design plan.
2. That all proposed lots shown on the site design plan have adequate building sites and road access.
3. That the design of and creation of the lots according to the site design plan is consistent with the protection of environmentally sensitive habitat areas and agricultural lands, avoidance of flood, fire, and geologic hazards, and protection of hillsides and watersheds.