

## Chapter 17.52

### CLUSTER (C-L) COMBINING DISTRICT

#### Sections:

- 17.52.01 PURPOSE & APPLICATION
  - 17.52.02 PERMITTED USES
  - 17.52.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT
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  - 17.52.09 MINIMUM DISTANCE BETWEEN STRUCTURES
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  - 17.52.12 LANDSCAPING
  - 17.52.13 FENCES (INCLUDING WALLS AND HEDGES)
  - 17.52.14 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS
- 17.52.01 PURPOSE & APPLICATION. The purpose of the Cluster (CL) Combining District is to promote development of imaginative well designed residential and commercial developments which may have special setback, design or other features to preserve open space, promote desirable and/or affordable housing, preserve agricultural lands, and maximize the use of shared public and private recreational facilities. The regulations of the CL District shall be in addition to the Base District with which the CL District is combined.
- 17.52.02 PERMITTED USES. Uses permitted by the Base District with which the CL District is combined.
- 17.52.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. Conditional uses permitted by the Base District with which the CL District is combined.
- 17.52.04 PROHIBITED USES. Uses prohibited by the Base District with which the CL District is combined.
- 17.52.05 MINIMUM LOT SIZE. There is no minimum lot size where a Base District is combined with the CL District.
- 17.52.06 MINIMUM LOT AREA PER DWELLING UNIT. None, except the overall project density shall not exceed the overall density as established by the General Plan Land Use category applicable to the area in which the property is located.
- 17.52.07 YARDS AND SETBACKS. Per the requirements of the Base District and Design District with which the CL District is combined.



- 17.52.08 HEIGHT LIMITS. Per the requirements of the Base District with which the CL District is combined.
- 17.52.09 MINIMUM DISTANCE BETWEEN STRUCTURES. Per the requirements of the Base District with which the CL District is combined.
- 17.52.10 PARKING. Per the requirements of the Base District with which the CL District is combined and pursuant to Chapter 17.60.
- 17.52.11 SIGNS. Per the requirements of the Base District with which the CL District is combined.
- 17.52.12 LANDSCAPING. Per the requirements of the Base District with which the CL District is combined and pursuant to Chapter 17.51.
- 17.52.13 FENCES (INCLUDING WALLS AND HEDGES).
- 17.52.14 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS. No use shall be established, no development shall occur, and no building or grading permit shall be issued for any use or development in the CL District until an application for site development plan review has been submitted to and approved by the Planning Department in accordance with the procedures set out in Section 17.75.03, or submitted to and approved by the Planning Commission in accordance with the procedures set out in Section 17.75.05 when submitted in conjunction with an application for a change of zone classification or with a tentative subdivision map.

#### A. APPLICATION CONTENTS

An application for a site development plan review shall include the following:

1. Name(s) and address(es) of applicant(s)
2. Name(s) and address(es) of property owner(s)
3. APN(s) (Assessors Parcel Number)
4. A site development plan drawn at the scale specified by the Planning Department which includes the following:
  - a) Topography of the lot(s)
  - b) Proposed street system and parking areas
  - c) Lot design
  - d) Location of all buildings



- e) Location of all proposed use areas
  - f) Proposed setbacks
  - g) Areas to be reserved for parks, schools, or other public or quasi-public facilities
  - h) Proposed landscaping
  - i) Water distribution and supply
  - j) Sewage disposal system
  - k) Drainage system
  - l) North arrow
5. Number of dwelling units per acre
  6. Proposed method of ownership and maintenance of commonly held open spaces, if any
  7. A narrative description of the development including an explanation of the proposed deviations from the regulations otherwise applicable to the property.
  8. Phasing or development schedule

## B. DEVELOPMENT STANDARDS AND CONDITIONS

Development in the CL District shall comply with the following standards:

1. All development shall be consistent with the goals and policies of the General Plan and with the General Plan Land Use designation applicable to the area where the proposed project is located.
2. Development within the CL District shall be demonstratively superior to the development that could occur under the Base District regulations applicable to the property. In making this determination, the following factors shall be considered:
  - a). The provisions of open space
  - b). Overall enhancement of the community environment
  - c). Compatibility to other uses existing in the surrounding area



3. All development within the C-L District shall be consistent with the Guidelines established in the applicable Design District in which the property is located.

C. TIME LIMIT ON APPROVAL:

1. If development approved in accordance with this Chapter has not commenced within two (2) years of approval, the approval shall become null and void and of no effect, unless an extension of time has been granted by the Planning Department, upon the written request for an extension anytime before the expiration of the two (2) year period. This provision shall not apply to any applications approved in conjunction with a tentative parcel map or a tentative tract map. In such case, the expiration period shall coincide with that of the approved tentative parcel map or the tentative tract map as applicable.

D. MINOR PLAN MODIFICATIONS

The Planning Department may approve minor plan modifications to an approved CL site development plan in accordance with the procedures set out in Chapter 17.72, if the Planning Department determines that the modifications do not constitute a substantial change in the approved project.

E. PERMIT REVOCATION AND MODIFICATION

Any permit issued pursuant to this Chapter may be revoked or modified pursuant to Section 17.75.06 of this Ordinance.