



Article 38. Special Standards Combining District (X)

This district serves two distinct purposes. First, this district may be used by the City to apply specific development criteria that may be important for the proper development of a parcel or group of parcels but is not relevant on a citywide basis. Secondly, for a developer that may propose innovative approaches to site design this district also can be used to modify adopted development standards to accommodate that type of development. Those projects that utilize this district must meet or exceed the quality expected of projects meeting the typical development standards. This district is not intended to be used to reduce development standards.

Sec. 8-5.3802. Uses.

All uses permitted by the primary district with which this district is combined unless, through criteria applied by this district, there are limitations on uses.

Sec. 8-5.3803. Density and Intensity.

The density and intensity of the development shall be limited to the density and intensity allowed by the General Plan.

Sec. 8-5.3804. Establishment of the Special Standards Combining District.

Applications for the establishment of an Special Standards Combining District shall be considered amendments to the Yuba City Zoning Code and shall be processed according to the provisions of Article 72 of this chapter.

Sec. 8-5.3805. Application.

Applications for a Special Standards Combining District shall contain information needed to properly evaluate and process the application as deemed necessary by the Planning Director.

Sec. 8-5.3806. Findings.

In order to approve a Special Standards Combining District the following findings must first be made:

- A. The proposal is consistent with the General Plan.
- B. The revision to the development standards will not cause a project to occur that will be incompatible with existing or planned surrounding land uses.
- C. The quality of the development will be as good or better than would be accomplished through traditional zoning.