



## **Article 39. Specific Plan Combining District (SP)**

### **Sec. 8-5.3901. Purpose.**

To ensure that new development and, to the extent required, additions and improvements to existing developments, meet the standards and regulations contained within adopted specific plans previously adopted for an area. This district may be combined with any base district, provided the site is located within the boundaries of an adopted specific plan.

### **Sec. 8-5.3902. Uses.**

All permitted uses and uses requiring a use permit within the base district with which this district is combined, provided that the uses do not conflict with the policies or intended uses established by the specific plan. Also permitted are uses identified by the specific plan. If a conflict between the base district and the specific plan occurs, the specific plan shall prevail.

### **Sec. 8-5.3903. Development Standards.**

All standards contained within the base district with which this district is combined, as well as all development standards required by the specific plan, shall apply. If a conflict between the base district and the specific plan occurs, the specific plan shall prevail.

### **Sec. 8-5.3904. Applications.**

The type of permit necessary for site improvements shall be dictated by the base district.

All applications for site improvements shall include adequate information, as required by the Planning Director, to ensure compliance with all relevant standards and criteria established by the base district and the specific plan.

Decisions on all projects located within this combining district shall be by the agency established to do so by this Zoning Ordinance, provided that if the specific plan also establishes a review body, such as a design review committee, that body shall serve as an advisory agency to the decision making body established by this chapter.