

Section L-II 2.7.8 Site Performance Combining District (SP)

- A. **Purpose.** To provide for refinements in the site development standards and/or the permitted uses in the base zone district with which the SP District regulations are combined. Such refinements shall ensure consistency with, and further the intent of, all General Plan policies.

- B. **Establishment of SP District Regulations.**
 - 1. The SP District shall restrict the use of land and/or structures and establish all other conditions in accordance with the specific ordinance establishing the zone district for the affected property or land area. The ordinance shall have the ability to establish the permitted and prohibited uses of the land, site development standards, public service and utility requirements, and the size, height and use of structures provided that the land usage provisions of the SP District are not less restrictive than the base zone district.

 - 2. Refinements or limitations to uses or standards established by the ordinance enacting the SP District shall be reflected by either stating the more restrictive types of uses(s), site development standards, public sewer and utility requirements, etc., as part of the adopting ordinance or, by appending to the ordinance a copy of the specific site development plan reflecting the applicable refinements or limitations.

 - 3. The SP District shall be designated on the Zoning District Map following the underlying base zoning district by the symbol SP, and the adopting ordinance number in parenthesis. Example: A rezoning from the AG District to include the SP District would be AG-SP (#99-99).

- C. **Amendments.** The use of any land covered by the ordinance which establishes the SP District shall run with the land until changed or eliminated by the adoption of a new zoning ordinance for said land.
 - 1. Any amendment to the provisions of the ordinance covered by land zoned with the SP District will require a rezoning petition.

 - 2. If a Development Permit pursuant to Section 5.5 or Use Permit pursuant to Section 5.6 is filed with the request to rezone the property into the SP District, the effective time limits for the establishment of the use shall be as provided for in Section 5.10.

 - 3. Notwithstanding any provision contained herein, a Development Permit filed pursuant to Section 5.5 or Use Permit pursuant to Section 5.6 may be changed consistent with the provisions of Section 5.8.

- A. Purpose.** The purpose of the X District is to prohibit further subdivision of the property in order to mitigate the cumulative adverse environmental impact of successive divisions of land and to preserve the rural character of the property.
- B. Standards.**
1. When property is zoned with the X Combining District, there shall be no changes to the parcels shown on the final or parcel map which would increase overall density or create additional building sites. (Ord. #2090, 7/9/02).
 2. Rezoning from the X Combining District shall only be approved where the following findings are made:
 - a. The rezoning is not inconsistent with the purpose of this Section; and
 - b. The rezoning does not conflict with any specific findings that were the basis for adopting an environmental document applicable to the X zoning of the subject property; and
 - c. The rezoning does not conflict with any specific findings that were the basis for approving the subdivision associated with the X zoning of the subject property; and
 - d. The rezoning is in the public interest.

Financial hardship on the applicant shall not be a basis for approval of such a rezoning.