

COMBINING ZONES

Article 27. Limited Combining Zone (Ltd)

Sec. 9-2.2701. Purpose (Ltd).

The purpose of the Limited Combining Zone (Ltd) is to permit and mitigate uses which have the potential to have significant adverse social, economic or environmental effects, and to implement the General Plan Diagram Directive for Limited Industrial areas. The potential adverse effects shall be identified based on General Plan requirements and shall be specified in the ordinance which zones the property.

(§ 1, Ord. 93-822, eff. January 13, 1994)

Sec. 9-2.2702. Uses (Ltd).

(a) The uses permitted by the zone with which the Limited Combining Zone (Ltd) is applied shall be permitted subject to site development review.

(b) All other uses shall be permitted subject to the requirements of the zone with which the Limited Combining Zone is applied.

(§ 1, Ord. 93-822, eff. January 13, 1994)

Article 35. Flood Plain Combining Zone (FP)

Sec. 9-2.3501. Purpose (FP).

The purpose of the Flood Plain Combining Zone (FP) is to regulate development to achieve reasonable safety from flood hazards.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3502. Uses (FP).

(a) The following uses shall be permitted in the primary flood hazard areas of the Flood Plain Combining Zone (FP), subject also to conformance with the provisions of Chapter 17 of Title 8 of this Code:

- (1) No buildings; and
- (2) Permit alterations, channelization, diversion, or land filling for the protection of existing uses, subject to the provisions of Chapter 17 of Title 8 of this Code.

(b) The following uses shall be permitted in the secondary flood hazard areas:

- (1) No habitable structures; and
- (2) Permit alterations, channelization, diversion, or land filling where such changes will not adversely alter off-site historical flood patterns where such alterations are necessary to accommodate nonhabitable structures and for the protection of existing uses.

(c) The following uses shall be permitted in 100-year flood hazard areas that are not a primary flood hazard area nor a secondary flood hazard area:

- (1) The uses permitted by the zone with which the Flood Plain Combining Zone (FP) is combined

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 2, Ord. 88-700, eff. September 1, 1988; and § 7, Ord. 98-902, eff. September 10, 1998)

Article 37. Special Plan Combining Zone (SP) (DRA, ScA, ScR, HA, HB)

Sec. 9-2.3701. Purpose (SP).

The purpose of the Special Plan Combining Zone (SP) is to administer design review areas, scenic areas, special plan-historical areas, and designated historical buildings.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-766, eff. October 31, 1991)

Sec. 9-2.3702. Identification (SP).

Special Plan Areas are specifically identified in the General Plan as to the qualities to be protected or preserved as Design Review Areas (DRA), Scenic Areas (ScA), Scenic Roads (ScR), Historical Areas (HA), and Historical Buildings (HB).

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-766, eff. October 31, 1991)

Sec. 9-2.3703. Special plan review (SP).

(a) No physical aspect of a property regulated by a Special Plan Area shall be altered in any way without special plan review and approval as set forth in subsection (b) of this section.

(b) (1) Special plan review shall be conducted by the Special Plan-Review Committee. The Planning Department shall conduct the Special Plan-Review for those areas that do not have Special Plan-Review Committee.

(2) The requirements of each Special Plan Area shall be adopted into the General Plan. Special plan review shall ensure compliance with the requirements of the applicable Special Plan Area.

(3) Special plan reviews for historical buildings shall be the consideration of the value to the public interest prior to the approval of a building permit to demolish a historical building.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-766, eff. October 31, 1991, § 1, Ord. 92-781, eff. May 14, 1992, § 1, Ord. 92-789, eff. August 13, 1992, and § 1, Ord. 94-829, eff. May 12, 1994)

Sec. 9-2.3704. Special Plan Review Committee (SP).

(a) **Designation.** A Special Plan Review Committee shall be appointed by the Board of Supervisors, as needed, for each Special Plan Combining Zone (SP).

(b) **Membership.** The Committee shall consist of, but not be limited to, individuals having interest or expertise in historical architecture and architectural design. Members of the Committee shall also include, as appropriate, business owners, property owners and residents of the Special Plan Area. In addition, the Committee shall be supported by designated staff from the Planning and Building Departments, and Chamber of Commerce.

(c) **Terms.** The Committee shall serve at the pleasure of the Board.

(d) **Meetings.** The Committee shall meet at such times as needs warrant.

(e) **Functions, duties, and powers.** The Committee shall establish standards for reviewing plans.

(f) **Guidelines.** The existing guidelines shall be applicable until amended. New guidelines or requirements shall be drafted by the Committee and adopted by the Board.

(g) **Appeals.** Decisions of the Committee may be appealed as set forth in Article 10 of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-766, eff. October 31, 1991, and § 2, Ord. 92-789, eff. August 13, 1992)

Article 38. Manufactured Home Combining Zone (MH)

Sec. 9-2.3801. Purpose (MH).

The purpose of the Manufactured Home Combining Zone (MH) is to provide for the installation of manufactured homes and commercial coaches on support systems.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by Exh. A, § 12, Ord. 99-924, eff. Nov. 11, 1999)

Sec. 9-2.3802. Uses (MH).

(a) The following uses shall be permitted in the Manufactured Home Combining Zone (MH):

(1) Manufactured homes and commercial coaches may be installed on support systems, subject to the provisions of the zone with which the Manufactured Home Combining Zone (MH) is combined.

(2) The undersides of manufactured homes and commercial coaches shall be paneled or obscured around the periphery with decks or landscape plantings.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by Exh. A, § 12, Ord. 99-924, eff. Nov. 11, 1999)

Article 39. Business Exclusion Combining Zone (BX)

Sec. 9-2.3901. Purpose (BX).

The purpose of the Business Exclusion Combining Zone (BX) is to preclude or exclude businesses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3902. Uses (BX).

(a) The following uses shall be permitted in the Business Exclusion Combining Zone (BX):

(1) The use of land, dwelling units, or appurtenant structures shall be permitted for dwelling and dwelling appurtenant uses only, except for:

(2) Child day care homes, limited child day care homes, limited home businesses and limited residential community care facilities.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 28, Ord. 86-623, eff. February 6, 1986, and § 1, Ord. 89-717, eff. October 5, 1989)

Article 40. Farm Animal Combining Zone (F)

Sec. 9-2.4001. Purpose (F).

The purpose of the Farm Animal Combining Zone (F) is to provide for animal husbandry.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.4002. Uses (F).

(a) The following uses shall be permitted in the Farm Animal Combining Zone (F):

(1) Small animal husbandry; and

(2) Large animal husbandry.

(§ 3, Ord. 84-593, eff. January 3, 1985)