

24S.201

OPTIONAL ZONES

24S.201.010 Purpose

The purpose of Optional Zones is to offer an alternate, form-based, set of regulations for properties that were recently developed or entitled as a part of a large-scale conventional (non form-based) residential subdivision. This parallel system of coding retains the zoning designations and development standards under which the subdivisions were entitled. In doing so, it protects the right of the affected properties to be maintained in accordance with the development standards under which they were built without being deemed nonconforming. Moreover, by offering optional transect standards, this Development Code encourages the gradual transformation of these areas over time into an urban form more consistent with the urban design policies of the General Plan.

24S.201.020 Applicability of Optional Zones

The provisions of this Section apply to areas designated as Optional Zones within the Saticoy and Wells Regulating Plan, Figure 1-1. The standards contained in the applicable transect district are available as an option to the other applicable standards of the base zone.

A. MAPPING OF OPTIONAL ZONES

The applicability of an optional zone to a specific site is shown by the Regulating Plan, Figure 1-1 as a transect zone and any applicable overlay zone. The base zone is shown in parenthesis on the Regulating Plan.

B. ALLOWED USES, PERMIT REQUIREMENTS, DEVELOPMENT STANDARDS

Except as may be otherwise provided by this Section for a specific optional zone:

1. Development and new land uses within an optional zone shall comply with:
 - a. All applicable development standards of the base zone, and all

- other applicable provisions of the Municipal Code; or
 - b. All applicable development standards of the optional transect zone, and all other applicable provisions of this Development Code.
- 2. Any land use normally allowed in the base zone or optional zone may be allowed, subject to any additional requirements of the controlling code; and
- 3. Development and new land uses within an optional zone shall obtain the zoning approvals as follows:
 - a. For property owners electing to conform to the base zone, development and new land uses shall obtain zoning approvals required by the Municipal Code; or
 - b. For property owners electing to conform to the optional transect zone, development and new land uses shall obtain zoning approvals required by this Development Code. These parcels shall obtain DRC approval for site and building design.

245.201.030 - T3.3 Optional

A. PURPOSE

The T3.3 Optional Zone is applied to particular existing conventional residential subdivisions within the Saticoy and Wells communities. The optional nature of the T3.3 standards means that the existing R-1 and R-P-D regulations continue to govern as the base zone, but that these properties are eligible to develop in accordance with the T3.3 Zone requirements.

At the individual parcel level, the T3.3 Optional Zone allows an owner to build according to the traditional building and parking placement standards (Urban Standards) of the T3.3 Zone. At the neighborhood level, the T3.3 Optional Zone provides design guidance for the potential redevelopment of an entire neighborhood with an expanded range of uses, parks and open space, building types, and street types.

B. DEVELOPMENT STANDARDS

- 1. The Development Standards and permitted land uses of the base zone and all other applicable provisions of the Municipal Code pertaining to the base zone including permit requirements shall govern for properties within the T3.3 Optional Zone, until such time that a property owner elects to implement the T3.3 Optional Standards.

2. T3.3 Optional Standards
 - a. Any existing parcel of one acre or less shall conform to the Urban Standards of the T3.3 Zone.
 - b. Any parcel or parcel assemblage with a contiguous area of more than one acre requires the preparation of a Regulating Plan pursuant to 24S.207(Mixed Type Development Standards) and shall conform to all applicable standards of this development code.

24S.201.040 - T4.10 Optional Zones

A. PURPOSE

The T4.10 Optional Zone is applied to certain recently entitled or existing residential subdivisions within the Saticoy and Wells planning area. The T4.10 Optional Zone and applicable overlay zone provides for a mixture of land uses and building types. This zone is appropriate in close proximity to T5 or other T4 properties in order to provide a compatible transition of building types and land use intensities between the T4.10 Optional Zone and adjacent lower intensity properties.

B. DEVELOPMENT STANDARDS

1. The Development Standards of the base zone and all other applicable provisions of the Municipal Code pertaining to the base zone including permit requirements shall govern for properties within the T4.10 Optional Zone, until such time that a property owner elects to implement the T4.10 Optional Standards.
2. T4.10 Optional Standards
 - a. Any existing parcel of one acre or less shall conform to the Urban Standards of the T4.10 zone and any applicable overlay zone.
 - b. Any parcel or parcel assemblage with a contiguous area of more than one acre requires the preparation of a Regulating Plan pursuant to 24S.207(Mixed Type Development Standards) and shall conform to all applicable standards of this development code.