

**SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE
INTERPRETATION**

Interpretation No.: SS-PUD-Subd-01 (PUD & Subdivision Site Standards)
Effective Date: 06/01/03
Originally Issued: 04/17/1991 (Mark M. Deming, Residential Development Standards for Existing Subdivisions)
Revised: 04/23/03

Question

What is the appropriate method for applying the current site regulations to a previously approved subdivision or Planned Unit Development discretionary permit?

Applicable Ordinance Section(s)

§14.01.105-S

INTERPRETATION

Planned Unit Developments (PUD) shall be reviewed according to the approved permit conditions, which are typically different from current standards for the applicable zone district. If the permit conditions are ambiguous or do not address a specific site standard, then the applicable current standard shall apply.

Subdivisions with specific setbacks and development limitations approved as a part of a Residential Development Permit (RDP) shall be reviewed according to the approved permit conditions. If the subdivision does not include an RDP, then the current site standards apply. If the subdivision conditions set forth more restrictive site standards than the current site standards, then the subdivision conditions govern.

Reason

A Planned Unit Development (PUD) is adopted by ordinance and permits a variety in type, design, and arrangement of structures; and enables the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety and welfare. Typically, a PUD will have permit conditions that set site standards (height, setbacks, etc.) that are different from those of the zone district in which the PUD is located. Therefore, when reviewing a proposal for development in a PUD, the PUD permit conditions always must be checked to verify any site standards that are different from those typical of the zone district. If a specific site standard is not addressed in the PUD conditions, then the applicable current standard for the zone district shall apply.

Subdivisions typically are divisions of land into separate lots without any specific setbacks or development limitations that vary from the underlying zone district standards. Therefore, in most cases of subdivisions, the applicable current zone district standards apply. Many subdivisions include a Residential Development Permit (RDP) that establishes building envelopes within which the buildings must be located and, which may vary from standards specified by the underlying zone district. For subdivisions with RDPs, the site regulations specified in the RDP and related approved permit conditions apply.

Alvin James, Planning Director

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