

Chapter 18.57: "SP" Specific Plan Overlay District

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18.57.010 Purpose

The purpose of the Specific Plan Overlay District is to:

- A. Identify Specific Plans that have been adopted by the City.
- B. Require that all development within each Specific Plan Overlay be consistent with the goals, policies, guidelines, and standards of that specific plan.
- C. Provide a link between the regulations of this code and those districts and regulations which may be established under a specific plan.

18.57.020 Applicability and Zoning Map Designator

The "SP" Specific Plan Overlay shall be combined with any district where a specific plan has been adopted by the City. Further, this chapter shall contain specific reference to each adopted specific plan, and such reference shall also be incorporated on the zoning map. Where a specific plan creates zoning districts, this chapter will provide a correlation between the districts and those of this code.

18.57.030 Initiation, Presubmittal, and Preparation of Specific Plans

A Specific Plan may be initiated in the following manner:

- A. **City.** By a resolution of intention adopted by the Council with or without a recommendation from the Planning Commission.
- B. **Property Owner.** By an application filed by one or more of the owners of the property to be included in the Specific Plan. If initiated by an applicant, the following process shall first occur:

1. **Presubmittal Application.** A presubmittal application and conference with the Director prior to the filing of a formal Specific Plan application are required.
2. **Public Meeting(s) Required.** Prior to the preparation of the Specific Plan, the City shall hold at least one noticed public meeting to identify potential community impacts and concerns relating to the proposed plan.

18.57.040 Content of Specific Plan Application

A Specific Plan application shall include a text and one or more diagrams which contain all the required elements outlined in State law, commencing with Government Code Section 65450, in addition to all data and related exhibits specified in the General Plan.

18.57.050 Adoption/Amendment of Specific Plans

A Specific Plan shall be prepared, adopted, and amended in the same manner as the General Plan, in compliance with Chapter 18.18, Amendments to the Text or Map. Minor modifications that are consistent with plan policies may be authorized by the Planning Commission as long as such modifications are consistent with the intent and the policies of the Specific Plan.

18.57.060 Findings

The Council may approve a Specific Plan only if the Specific Plan is found to be consistent with the General Plan and this code.

18.57.070 Land Use Regulations/Administration of the Specific Plan

All uses and development shall be consistent with the provision of this code and the adopted specific plan applying to the property. Where a specific plan contains different allowable uses, standards, or other regulations than found in this code, those of the specific plan shall control. Where the specific plan is silent on any particular use, standard, or regulation, the provisions of this code shall apply. All development within a specific plan area must be consistent with the specific plan in all respects, except that the Planning Commission may approve a minor deviation from the adopted plan so long as it finds that the deviation is consistent with the intent and policies of the adopted specific plan.

18.57.080 Adopted Specific Plan/Relationship to Zoning

This section identifies the specific plans adopted by the City. Where a specific plan creates zoning districts that are not part of this code, a relationship between those districts and this code is established. This relationship will be used when the zoning district created by a specific plan does not include all the use standards, height and bulk regulations, intensity standards, or other regulations established by the base zoning district. It is intended that the base district regulations

will supplement, but will not supplant, those of the Specific Plan District. The addition of adopted specific plans to the following list shall not constitute amendment of this code.

A. SP-1 REDDING DOWNTOWN SPECIFIC PLAN UPDATE (Ordinance No. 2585)

Specific Plan Zoning Districts	Base Zoning Districts
Downtown Core	General Commercial (GC)
Downtown Mixed Use	General Commercial (GC)

B. SP-2 REDDING RIVERFRONT SPECIFIC PLAN (Resolution No. 90-212)

(No zoning districts established)