

Article 22 SP Scenic Park Overlay District (Citywide)

Sections:

- 2201 Specific Purposes
- 2202 Applicability and Zoning Map Designator
- 2203 Land Use Regulations
- 2204 Development Regulations
- 2205 Development Plan Review

2201 Specific Purposes

The specific purposes of the SP Scenic Park Overlay District are to:

- A. Conserve and protect valuable natural resources of recreational and scenic areas in and adjacent to the Guajome Regional Park and other public parks.
- B. Encourage the retention of natural slopes and waterways and minimize grading and alteration of drainage patterns.
- C. Achieve a visually pleasing and compatible relationship between buildings and structures, parking areas, walkways and planting areas, and the natural environment.
- D. Provide appropriate standards and criteria for reviewing proposals for new construction, exterior additions and alterations, relocation of buildings, and other development subject to the provisions of this Article.

2202 Applicability and Zoning Map Designator

The SP Scenic Park Overlay District may be combined with any district adjoining or in the vicinity of the Guajome Regional Park and districts bordering other public parks. The SP district boundaries shall be shown on the zoning map by adding the designator "-SP" to the base district designation.

2203 Land Use Regulations

Land use regulations shall be those of the base district with which the SP district is combined.

2204 Development Regulations

Development regulations shall be those of the base district with which the SP district is combined unless modified by another overlay district, provided that the following additional review criteria shall apply and shall govern where conflicts arise.

- A. General: All development shall be compatible with the topography, vegetation, and colors of the natural environment and the established physical scale and character of the area and not materially degrade the visual resources of the site or adjacent public parks.
- B. Grading Limitations: Alterations of existing natural or artificial contours of land shall be minimized; no major ridge line shall be altered; and any contour altered by grading shall be covered by topsoil and planted with native or drought resistant plant materials compatible with the adjacent landscape.
- C. View Preservation: Structures shall be oriented to preserve views of the Guajome Regional Park and other public parks. The City Planner may modify this standard to protect sensitive biological resources, critical habitat, or wildlife corridors.
- D. Building Height: Maximum building height shall not exceed 25 feet within 100 feet of the boundaries of Guajome Regional Park and other public parks provided that the City Planner may permit additional height, up to the limit set for the base district, if he finds that the proposed structures are in reasonable architectural harmony with the character of the area.
- E. Building Materials and Finishes: Primary exterior materials shall be brick, stone, exterior cement plaster (stucco), concrete or wood, and all exterior building finishes shall be painted in earth tones or other colors that are compatible with the surrounding landscape, unless the walls are textured, in which case no paint shall be required, or the City Planner finds that the type of finish is in reasonable architectural harmony with the area. All roofing materials shall be compatible in color and texture with the surrounding environment. Fencing along the boundary of the Guajome Regional Park and other public parks, shall be of uniform texture, color, style, and materials to protect and enhance the viewshed of the park.
- F. Parking and Loading: On lots abutting a public park, no on-site (off-street) parking or loading spaces shall be exposed to view from the park.
- G. Utilities: Underground utilities shall be provided unless the City Planner finds that underground installation would have a substantial adverse impact on the environment. Amateur and professional radio antennas, satellite antennas, and microwave transmitting and relay equipment shall be allowed in the Scenic Park Overlay District in accordance with Article 39 of this Zoning Ordinance.

H. Signs: All signs shall be subject to the applicable provisions of Article 33 and the following provisions:

1. No roof signs or painted wall signs shall be permitted.
2. The maximum height of pole signs shall not exceed 25 feet, measured from existing grade.
3. No off-site signs, including outdoor advertising signs, temporary leasing or for sale signs, or subdivision signs, shall be permitted except for multi-use directional signs on a free-standing pole or structure no more than 8 feet high with a maximum width of 4 feet for each panel. No pole or sign structure may have more than four sign panels.
4. No temporary promotional signs or political signs shall be permitted.

A development project that requires Planning Commission or Community Development Commission approval under Section 4303 shall be reviewed by the Planning Commission or Community Development Commission, as the case may be, for consistency with these criteria. For all other projects, the City Planner shall be responsible for reviewing for consistency with these criteria prior to the approval of any permit.

2205 Development Plan Review

Development plans for projects within the SP Scenic Park District shall be reviewed for compliance with the review criteria and requirements of this chapter and with all other applicable requirements of the City Code.