

Article 16C PUT/CZ Public Utility and Transportation (Coastal Zone except D - District)

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1650 Specific Purpose and Intent

The Public Utility Transportation zoning district designation is intended to be applied to those lands in which major transportation corridors or public utility facilities are existing or proposed. Past practices of applying traditional zoning classifications to these parcels have not shown the true use of any given parcel. Secondary uses that are compatible to the primary uses and uses abutting properties in a PUT Zone will permit the full utilization of land that may otherwise be non-productive.

A PUT Zone may be applied to any land use classification as contained in the Land Use Element of the General Plan provided that after public hearings the legislative body can make the finding that the proposed use would not be detrimental to other properties and uses in the area. Secondary uses not under control or ownership of a public agency or a public utility company must be consistent with the underlying General Plan Land Use Designation.

1660 Land Use Regulations

Primary Uses: The following primary uses are allowed in this zone:

- (1) Utility stations and substations (in excess of 5,000 square feet).
- (2) Sewage plants.
- (3) Water reservoirs and filtration plants.
- (4) Bus storage.
- (5) Maintenance yards for public agencies.
- (6) Railroad Tracks and accessory uses.
- (7) Transit stations and yards.
- (8) Public parking lots.
- (9) Alternative energy facilities.
- (10) Public recycling centers.
- (11) Passive park facilities.

Secondary Uses: Properties within a PUT/CZ zoning district may be utilized by a multiple of uses. The nature of such secondary uses shall be such that the secondary use will be compatible to the primary use and the uses on abutting property. Examples of secondary uses would include residential structures built along or above the existing railroad tracks,

commercial development along or above the railroad tracks when adjacent development is also commercial, and other type uses that could co-exist with primary uses.

1670 Development Regulations

Due to the unique character of the types of uses that would be permitted in a PUT/CZ zoning district it is not practical to establish fixed development standards. Through the Conditional Use Permit process each project will be evaluated to ascertain proper setbacks, landscaping, screening, parking and architectural treatment as the use relates to surrounding properties and uses.

1680 Review of Plans

Before any new use can be established in any PUT/CZ zoning district a Conditional Use Permit shall be filed. The Planning Commission shall conduct a public hearing in accordance with the provisions of Article 41 of the Zoning Ordinance. The Planning Commission shall make a recommendation to the legislative body in which the project is located. The legislative body shall conduct at least one public hearing before a final decision on the project is made.