

General Special Development Permit

Form ID: PER-101

General Special Development Permits are required for developments that, because of location, size, or other characteristics, do not meet strict Zoning Code development standards, allowing for greater flexibility and alternative compliance. *This form is not required for Minor Special Development Permits.*

Requested Deviations

Please fill out the following fields with each requested deviation. See the example below.

Example

Zoning Code Citation: Table 5.13, "Minimum Front Yard" Setback

Standard: 50 feet

Proposed: 32 feet

Explanation: We are requesting a reduction of the front yard setback because neighboring buildings also have a 32-foot front yard setback. We are also able to better design our building to encourage pedestrian access from the bus stop in front of our business.

Requested Deviation #1

Request #1 Zoning Code Citation: _____

Request #1 Standard: _____ Request #1 Proposed: _____

Explanation for Request #1:

Requested Deviation #2

Request #2 Zoning Code Citation: _____

Request #2 Standard: _____ Request #1 Proposed: _____

Explanation for Request #2:

Requested Deviation #3

Request #3 Zoning Code Citation: _____

Request #3 Standard: _____ Request #3 Proposed: _____

Explanation for Request #3:

Requested Deviation #4

Request #4 Zoning Code Citation: _____

Request #4 Standard: _____ Request #4 Proposed: _____

Explanation for Request #4:

Requested Deviation #5

Request #5 Zoning Code Citation: _____

Request #5 Standard: _____ Request #5 Proposed: _____

Explanation for Request #5:

Attach additional pages as necessary for additional requested deviations. You may also attach additional narratives to this supplemental form to further explain requested deviations.

Required Findings

In order for a Special Development Permit to be granted, mandatory findings must be made. To assist in understanding why a Special Development Permit is necessary for your project, please describe how your project qualifies for the following types of findings as applicable. Attach additional pages as necessary.

For **ALL Special Development Permits**, please explain how your proposed deviations can meet the findings provided in Zoning Code Section 6.4.6.H.1.

6.4.6.H.1. General Findings for All Special Development Permits. *The appropriate authority shall not issue the Special Development Permit, unless it makes the following general findings:*

- a. That the proposed development will carry out the intent of the General Plan and any applicable community plan;*
- b. That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries;*
- c. That the proposed development is compatible with existing and proposed land uses in the surrounding area;*
- d. The proposed development is justified by the project design or by the substantial energy savings proposed pursuant to this Section. In the case of a residential area, the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces;*
- e. That there is adequate assurance that all necessary infrastructure will be installed at the scheduled times;*
- f. That the existing or proposed utility services are adequate for the uses and population densities proposed; and*
- g. That the proposed development will not be materially detrimental to the environment or to the health, safety, or general welfare of the residents of the development and the County.*

Additional Required Findings

Special Development Permits for certain deviations and uses have additional required findings as provided in [Section 6.4.6.H](#). If your project requires a deviation listed below, please review the referenced section and explain how your proposed deviations can meet the additional required findings:

- **6.4.6.H.2** – Reduction in Minimum Lot Area or Width Standards in Residential, Agricultural, and Agricultural-Residential Zoning Districts
- **6.4.6.H.3** – Reduction in Minimum Public Street Frontage Standards to Permit the Construction and Use of a Single-Family Dwelling, Mobile Home, or Accessory Building
- **6.4.6.H.5** – Deviation from Development Standards for Wireless Communication Facilities (WCFs)
- **6.4.6.H.6** – Deviations from Multifamily Development and Design Standards