III. GENERAL DESIGN AND DEVELOPMENT PROVISIONS

A. PURPOSE AND INTENT

This chapter presents the general development regulations and guidelines governing all new construction in the Southeast Woodland Specific Plan. The provisions herein will implement the City of Woodland General Plan and are tailored to accomplish the goals it specifies. The intent is to establish a distinctive, well designed and high quality environment which will enhance the future residential, commercial and public facility uses in the area.

There are ten basic land use categories within the Specific Plan listed below. Refer to the Specific Plan Land Use Map (Figure 2) to determine the boundaries of each category.

| Land Use Categories | Designation |
|--|---|
| Residential: | |
| Low Density Residential 4 DU/AC Low Density Residential 5 DU/AC Low Density Residential 7 DU/AC Medium Density Residential 20 DU/AC | LDR (4) LDR (5) LDR (7) MDR (20) |
| Commercial: | |
| Commercial (Neighborhood) Highway Commercial | C-1 CH |
| Other: | |
| Institutions Public Parks Public Schools | Inst. P S |

III. GENERAL DESIGN AND DEVELOPMENT PROVISIONS

B. RELATIONSHIP TO THE ZONING ORDINANCE

This Specific Plan will be adopted by Resolution, and will augment the development regulations and standards of the City of Woodland Zoning Ordinance. When an issue, condition or situation occurs which is not covered or provided for in this Specific Plan, the regulations of the Zoning Ordinance that are most applicable to the issue, condition or situation shall apply. In the event that the provisions of the Specific Plan are in conflict with the Zoning Ordinance, the provisions of the Specific Plan shall prevail.

C. INTERPRETATION

The Director of Community Development or his/her designee, shall have the responsibility to interpret the provisions of the Specific Plan. All such interpretations shall be in written form and permanently maintained. Any person aggrieved by such an interpretation may request that such interpretation be reviewed by the Planning Commission. The determinations of the Planning Commission are subject to appeal to the City Council.

D. ENFORCEMENT

The Director of Community Development shall enforce the provisions of this Specific Plan and all the applicable codes of all governmental agencies and jurisdictions in such matters including, but not limited to, building, mechanical, fire and electrical codes, and codes pertaining to drainage, waste water, public utilities, subdivisions and grading.

E. AMENDMENTS

The procedures to amend this Specific Plan shall be the same as those required for a General Plan Amendment. In addition, amendment to any element of the City of Woodland General Plan may be required if a conflict is found to exist with any proposed Specific Plan amendment.

III. GENERAL DESIGN AND DEVELOPMENT PROVISIONS

F. DEFINITIONS

Words, phrases and terms not specifically defined herein shall have the same definition as provided in the Zoning Ordinance.

G. SEVERABILITY

If any regulation, condition, program or portion thereof of the Specific Plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions.