

ARTICLE 12.5
SPRING LAKE SPECIFIC PLAN PREZONING DISTRICTS.

Sec. 25-12.5-01. **PURPOSE.**

To create prezoning districts in the Spring Lake specific plan area.

Sec. 25-12.5-02. **ESTABLISHMENT OF ZONING DISTRICTS.**

In the Spring Lake specific plan ("specific plan") area, the following prezoning districts are hereby established:

- A. Spring Lake Specific Plan Prezoning Single Family Zone (SLSP-PZ-SF);
- B. Spring Lake Specific Plan Prezoning Multi-Family Zone (SLSP-PZ-MF);
- C. Spring Lake Specific Plan Prezoning Commercial Zone (SLSP-PZ-C);
- D. Spring Lake Specific Plan Prezoning Open Space Zone (SLSP-PZ-OS);
- E. Spring Lake Specific Plan Prezoning Public/Quasi Public Zone (SLSP-PZ-PQP). (Ord. No. 1346, § 3 (part).)

Sec. 25-12.5-03. **PERMITTED USES.**

The uses permitted in the Spring Lake Specific Plan Prezoning Districts shall be as follows:

- A. Spring Lake Specific Plan Prezoning Single Family Zone (SLSP-PZ-SF). Residential land uses as described in the specific plan having a density of eight units per acre or less (R-8, R-5, R-4, R-3).
- B. Spring Lake Specific Plan Prezoning Multi-Family Zone (SLSP-PZ-MF). Residential land uses as described in the specific plan with a density higher than eight units per acre (R-15, R-20, R-25).
- C. Spring Lake Specific Plan Prezoning Commercial Zone (SLSP-PZ-C). Commercial uses as described in the specific plan (Neighborhood Commercial).
- D. Spring Lake Specific Plan Prezoning Open Space Zone (SLSP-PZ-OS). Park, open space and greenbelt uses as

described in the specific plan (Greenbelt, Neighborhood Park, Central Park, Community Park).

- E. Spring Lake Specific Plan Rezoning Public/Quasi Public Zone (SLSP-PZ-PQP). Public uses as described in the specific plan (school, community college, Yolo County, fire station, detention). (Ord. No. 1346, § 3 (part).)

Sec. 25-12.5-20. HEIGHT REGULATIONS.

Height restrictions shall be set forth in the development regulations for the Spring Lake specific plan. (Ord. No. 1346, § 3 (part).)

Sec. 25-12.5-30. PERFORMANCE STANDARDS.

Performance standards shall be set forth in the development regulations for the Spring Lake specific plan. (Ord. No. 1346, § 3 (part).)

Sec. 25-12.5-40. OTHER REQUIRED CONDITIONS.

Prior to development pursuant to the Spring Lake specific plan, each property within the specific plan shall be re-zoned to a more specific zone to be established subsequent to annexation. (Ord. No. 1346, § 3 (part).)