

ORDINANCE NO. 86-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
AMENDING THE RIDGECREST MUNICIPAL CODE AS IT  
RELATES TO PLANNED UNIT DEVELOPMENTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIDGECREST as follows:

Section 1. Section 20-23.1 is hereby amended and re-enacted to read as follows:

"Section 20-23.1 Purpose and Intent.

This subdivision is intended to allow diversification in the relationship of various land uses, buildings, structures, lot sizes, set backs, open space and subsequent design. The planned unit development provides an integrated development by offering the opportunity for cohesive design when flexible regulations are applied. It offers the opportunity to provide a more functional, aesthetically pleasing and harmonious living and working environment within the City which otherwise might not be possible by strict application and adherence to the other provisions of this Code. In all instances, however, the planned unit development shall conform in all respects with the general plan. A planned unit development may include a combination of different dwelling types and variety of land uses which are made to compliment each other and any existing or proposed land uses in the vicinity."

Section 2. Section 20-23.11 is hereby amended and re-enacted to read as follows:

"Section 20-23.11 Residential Density.

(a) Open area and density per dwelling unit shall be as shown on the final development plan for the particular PUD District as approved by the Planning Commission and City Council. The permitted number of dwelling units may be distributed within the planned residential development in accordance with the terms and conditions established under this Chapter without applying the regulations of the underlying zone or zones, provided, however, in all cases, the permitted number of dwelling units shall conform with the requirements of the general plan.

(b) Any increase in the number of dwelling units beyond that which would be permitted under zoning regulations shall be limited to that which the Planning Commission and City Council finds to be compensated for by quality and distinction of various elements of the development plan, including:

1. Common open spaces or privately owned and developed open space, common driveways, park strips and parking areas;
2. Design of vehicular circulation;
3. The general excellence of design as a whole including among other criteria, the treatment of pedestrian ways, areas for recreational uses and the general welfare of the neighborhood."

Section 3. Except as provided herein, the Ridgecrest Municipal Code is hereby reaffirmed and re-adopted.

APPROVED AND ADOPTED this 15th day of January, 1986, by the following vote:

AYES: Mayor Bergens, Councilmembers Mower, Condos, Pearson, and Wiknich

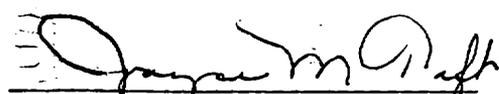
NOES: None

ABSTAIN: None

ABSENT: None

  
Anna Marie Bergens, Mayor

ATTEST:

  
Joyce M. Taft, City Clerk