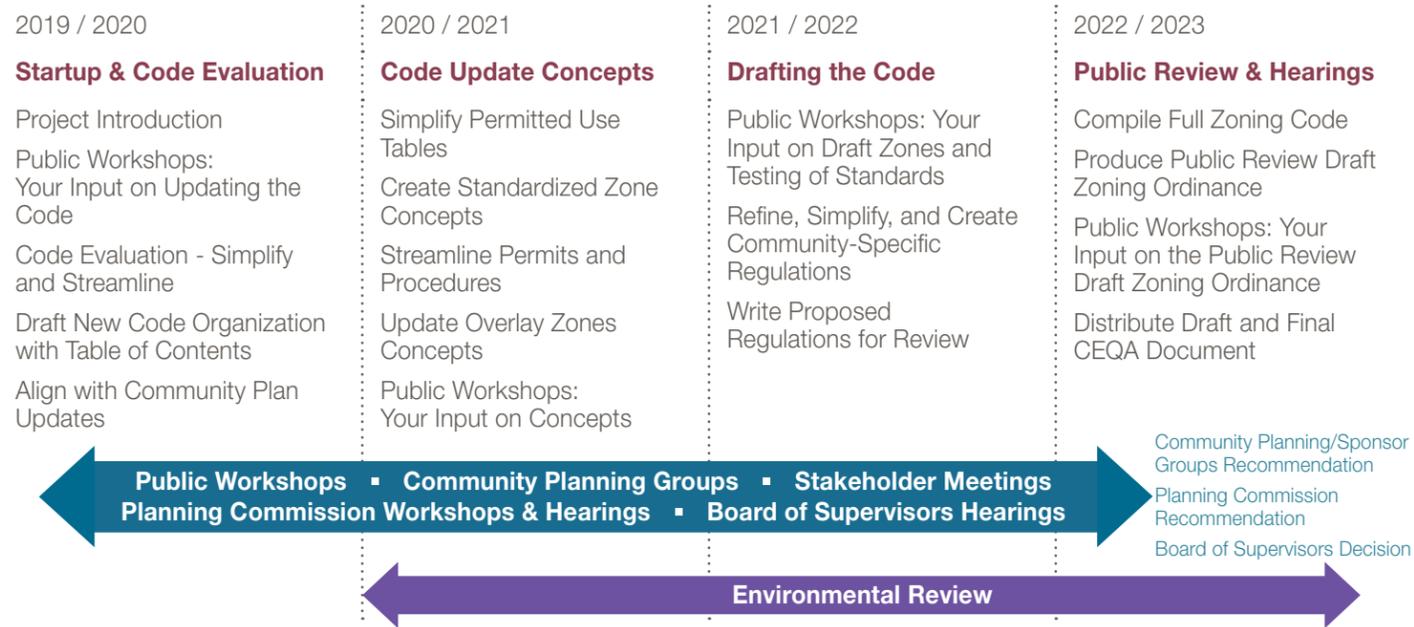


LDC UPDATE: ZONING ORDINANCE SCHEDULE OVERVIEW

The LDC Update is led by the County's Planning & Development Services (PDS) department within the Land Use and Environmental Group. PDS will collaborate with the public, stakeholders, and other departments and agencies through every phase of the update. The process will include regular check-ins with the Community Planning and Sponsor Groups, the Planning Commission, and Board of Supervisors. The schedule is summarized below.



IMPLEMENTING COUNTY PLANS

The LDC provides tools to implement the County's vision and plans



LIVE WELL SAN DIEGO
A region that is Building Better Health, Living Safely, and Thriving.



GENERAL PLAN
The long-term plan for how the County should grow or develop.



COMMUNITY PLANS
More specific direction for growth and development in each of the county's unincorporated communities.



HOUSING AFFORDABILITY STRATEGY
Measures to support housing diversity and production within the county, with the aim of ultimately improving housing affordability.



STATE REQUIREMENTS & PROGRAMS
Various state requirements related to housing, environmental issues, and other topics.

LAND DEVELOPMENT CODE

Updating the LDC may affect you by:

Zoning Ordinance	 Increasing clarity of regulations that affect your property	 Increasing certainty and predictability of what can be built
Subdivision Ordinance	 Enabling land conservation	 Providing regulatory reform
Grading Ordinance	 Making it easier to use your property	 Reducing time and costs

Land Development Code Comprehensive Update

PURPOSE & GOALS OF THE LAND DEVELOPMENT CODE UPDATE

The County of San Diego is undertaking a comprehensive update of its Land Development Code (LDC or Code). It hasn't been comprehensively updated since 1978. This will help implement the General Plan, including Community Plans, and advance the County's vision to be Healthy, Safe and Thriving. The update is intended to:

- » Make the Code easier to understand and use for the public, property owners, and staff
- » Reform regulations to be more effective, produce predictable results, and create a streamlined permit process
- » Create a well-organized, graphically-rich Code that improves public access to information
- » Provide tools that address current laws, community needs, and innovative development trends
- » Offer flexibility so the Code can continue to evolve along with new technologies and changes to how we live, work, and move about

Whether or not you have ever needed to get a development permit from the County, everyone is affected by the LDC. The update will make the Code simpler to use and understand for all, including:

	Homeowners undertaking remodels or concerned with a neighborhood project		Farmers and ranchers practicing agriculture
	Business owners seeking to expand or relocate		Community Planning and Sponsor Groups looking for tools to implement community plans
	Builders looking for opportunities to create more homes		People planning a special event
	Environmental community pursuing effective measures to conserve open space lands		

LAND DEVELOPMENT CODE

Contains all the rules and regulations governing how you can use and develop land. The LDC update will primarily focus on three ordinances:

Zoning Ordinance

The specific rules that govern uses, building height, setbacks, parking spaces, and other factors for each parcel, consistent with the General Plan.

Subdivision Ordinance

The regulations and procedures for when land can be divided into smaller parcels.

Grading Ordinance

The regulations and procedures for permitting movement of earth (grading), and removal of vegetation (clearing) to allow activities on a property.

WE WANT TO HEAR FROM YOU: PUBLIC AND COMMUNITY PARTICIPATION

The County will work with Community Planning and Sponsor Groups, building and design professionals, agricultural interests, the environmental community, and interested people to help ensure the LDC Update meets county-wide and local needs.

Draft regulations will be tested to understand potential impacts and avoid unintended consequences.

Make the code modern and easier to use	Implement the General Plan and Community Plans
Simplify administration of the code	Provide more predictability for property owners and the public

Your input will help us...

FOR MORE INFORMATION

Email or go on-line for more information on Land Development Code Update topics or to be added to the email-list for future notifications of meetings. Visit our website at: <http://www.sandiegocounty.gov/content/sdc/pds/advance/ldc.html>

For other questions about the LDC Update, please contact us at:

PDS.AdvancePlanning@sdcounty.ca.gov



WHAT DOES THE LDC REGULATE?

The LDC provides the specific rules that govern how parcels of land can be used and what can be built on them, consistent with the General Plan. Some of the types of standards typically regulated by the Zoning, Grading, and Subdivision Ordinances are shown here.



Conservation
requirements for habitat and open spaces

Private Open Space
usable open space such as backyards, decks and balconies

Setbacks & Yards
where buildings can be located on a lot

Animals
what type and how many animals are allowed

Lot Coverage
how much of a property can be covered by buildings and how many buildings are allowed

Height & Bulk
how tall and what form buildings can be

Clearing & Grading
standards for removing vegetation, and for moving earth to prepare the land for buildings or roads

Safety & Fire Management
requirements for emergency access, infrastructure, site design, and vegetation management

Subdivisions
standards for parcel sizes, the division of land into smaller lots, and requirements for roads, parks, trails, and other improvements

Building Type & Density
what type of structures and how many homes are allowed on a lot

Parking
location and number of vehicle spaces required

Neighborhood Transitions
how different uses relate to each other

Public Realm
standards for the relationship between the building and the street