

Zoning Code Comparison

Performance-Based

Euclidian Zoning

- Development standards vary based on site and land use intensity
- Increased administrative discretion
- More complexity in the review process
- Customized analysis required for each project based on use and site

- Uniform standards and process
- Decreased administrative discretion
- Land use certainty for properties
- More efficient approval process

Performance Based Zoning Process

Zoning: General
Proposed Use: Farm Equipment Repair
Employees: Three (3)

Pre-app with
Applicant

Submit to LPC
Planner conducts
review

Applicant Prepares
Application

Project
Redesign

SLO Notice

If Compatibility
Issue Presented

Project
adjusted to
mitigate issues

Agency Notice

If NO Compatibility
Issue Presented

Permit Issued

Project reviewed for
compliance and
compatibility; "scoring" of
project pursuant to
standards

Deficiencies

No Deficiencies

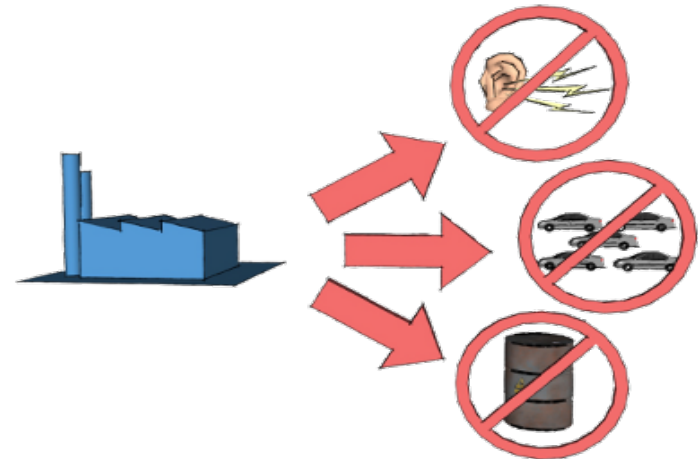
Performance Based Zoning Examined

Standards:

- Designed to manage onsite/offsite impacts associated with varying use types
- Provide variable options for development proposals
- Different standards can be applied based on intensity and use location

Process:

- Project is designed based on mitigating “compatibility” with surrounding uses
- Public input throughout the application review and process
- Development proposals often require significant adjustments to meet the performance standards in response to potential impacts



Euclidean Zoning Process

Zoning: AgPlus
Proposed Use: Farm Equipment Repair
Employees: Three (3)



Pre-app with
Applicant



Applicant Prepares
Application



Agency Sign Offs
obtained by Applicant
(if applicable)



Project submitted and
reviewed for
compliance check



Permit Issued

Euclidean Zoning Examined

Standards:

- Design standards are defined and clear
- Certainty provided by clarity in dimensional standards, permissible uses, and densities
- Infrastructure and existing uses are reviewed prior to establishment of standards

Process:

- Compatible uses are grouped into different zone districts
- Grouping of compatible uses reduces unnecessary development review process
- Administratively clear to implement

