



City of  
**Los Banos**  
*At the Crossroads of California*

**PLANNING DEPARTMENT**  
**PLANNED DEVELOPMENT DISTRICT (P-D)**  
(LBMC Title IX, Chapter 3, Article 13)

**PURPOSE**

The purpose of the Planned Development District (P-D) is to provide an integrated neighborhood development which would otherwise not be possible under traditional “lot-by-lot” zoning. The Planned Development District encourages innovative and creative development by allowing a flexibility in land use and design. The District allows the possibility to provide amenities and conveniences while maintaining a suitable neighborhood environment and permits development based on a high standard of performance and design by creating greater efficiency in land use. This is achieved by maximizing open space, preserving natural amenities and creating additional amenities as approved by the City Council.

**USES PERMITTED**

Any uses specified within Chapter 3 may be permitted in the Planned Development District provided such uses are compatible with the surrounding neighborhoods and the General Plan.

**AREA**

P-D zones shall have no minimum or maximum area.

**LOT SIZES**

There shall be no minimum lot size for the Planned Development District; however, the lots shall be of a size as to meet the intent of this article.

**YARDS AND BUILDING SETBACKS**

Yard areas and building setbacks in the Planned Development District shall be determined by the Commission under the final development plan.

## **COVERAGE AND OPEN SPACE**

The allowable coverage, including buildings, driveways, parking areas, sidewalks, and patios, in the Planned Development District shall be approved under the final development plan but shall not exceed the following, with the remaining area devoted to landscaped open areas, yards, and outdoor recreation, such as swimming pools and tennis courts:

- a) Residential coverage shall not exceed seventy (70%) percent.
- b) Commercial and industrial coverage shall not exceed ninety (90%) percent.

## **RESIDENTIAL DENSITY**

The gross residential density in the Planned Development District shall not be lower than the density of the underlying district.