

## **What is an SPA?**

A Special Planning Area ordinance is a chapter of the zoning code that applies only to a limited area within the county. It is typically applied to areas where conditions exist that are not adequately addressed by the general portions of the zoning code. These include residential areas with unusual surroundings, unique industrial areas like McClellan Air Park, and transit-oriented development areas near light rail stations. Special Planning Area ordinances are necessary to take the best advantage of unique opportunities or to overcome unique constraints on development in the area.

A Special Planning Area ordinance reproduces many of the functions of the zoning code. It creates zoning districts for that area and includes a map depicting those districts. It can list the uses permitted, conditionally permitted, and forbidden within each of those districts. It can state the development standards governing the location, size, and appearance of structures in those areas. It can also describe the process to review development applications.