

33.500 Plan Districts in General

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33.500.010 Purpose

Plan districts address concerns unique to an area when other zoning mechanisms cannot achieve the desired results. An area may be unique based on natural, economic or historic attributes; be subject to problems from rapid or severe transitions of land use; or contain public facilities which require specific land use regulations for their efficient operation. Plan districts provide a means to modify zoning regulations for specific areas defined in special plans or studies. Each plan district has its own nontransferable set of regulations. This contrasts with base zone and overlay zone provisions which are intended to be applicable in large areas or in more than one area. However, plan districts are not intended for small areas or individual properties.

33.500.020 Establishment and Removal of Plan Districts

A plan district may be established or removed as the result of an area planning study, reviewed through the legislative procedure.

33.500.030 Scope of Plan Districts

Plan district regulations are applied in conjunction with a base zone. The plan district provisions may modify any portion of the regulations of the base zone, overlay zone, or other regulations of this Title. The provisions may apply additional requirements or allow exceptions to general regulations.

33.500.040 Relationship to Other Regulations

When there is a conflict between the plan district regulations and base zone, overlay zone, or other regulations of this Title, the plan district regulations control. The specific regulations of the base zone, overlay zones, or other regulations of this Title apply unless the plan district provides other regulations for the same specific topic.

33.500.050 Adoption Criteria

A plan district may be established if all the following adoption criteria are met:

- A. The area proposed for the plan district has special characteristics or problems of a natural, economic, historic, public facility, or transitional land use or development nature which are not common to other areas of the City;
- B. Existing base and overlay zone provisions are inadequate to achieve a desired public benefit or to address an identified problem in the area;

- C. The proposed plan district and regulations are the result of a legislative study or plan documenting the special characteristics or problems of the area and how a plan district will best address relevant issues; and
- D. The regulations of the plan district are in conformance with the Comprehensive Plan and continue to meet the general purpose and intent of the base zone and any overlay zones applied in the district, and do not prohibit uses or development allowed by the base zone without clear justification.

33.500.060 Review

Plan districts and their regulations will be reviewed periodically to determine whether they are still needed, should be continued or amended. Plan districts and their regulations will be reviewed as part of the process for the update of the Comprehensive Plan. All plan districts located wholly or partially within each Community and Neighborhood Plan Study Area will be reviewed.

33.500.070 Plan District Maps

The boundaries of each plan district established are shown on maps located at the end of each chapter. In addition, plan district boundaries are identified on the Official Zoning Maps.

(Amended by: Ord. No. 167650, effective 6/10/94.)