

CHAPTER 18.95

OVERLAY DISTRICTS

SECTION:

18.95.010: Purpose

18.95.020: Permitted Uses

18.95.030: Procedure to Establish

18.95.040: Amendment

18.95.010: Purpose: This chapter regulates specific areas in addition to the basic C (Commercial) zoning district. These regulations may include aesthetics, land use, public improvements and other related matters. These provisions are intended to promote organized development, preservation and use of contiguous, established areas. (Ord. 3162 Sec. 1 (part), 1988)

18.95.020: Permitted Uses: Only those uses permitted in the applicable underlying C (Commercial) zoning district are permitted in an overlay district. Uses may, however, be expanded, modified or restricted by the provisions of the overlay district zone. If there is a conflict between the overlay district zone and the basic zoning district regulations, the overlay zoning regulations prevail. The establishment of an overlay zone repeals any special condition or limitation on a zoning classification within an overlay district. (Ord. 3162 Sec. 1 (part), 1988)

18.95.030: Procedure to Establish: Overlay zones are established in accord with Chapter 18.86 with the following exceptions:

(1) No overlay district may be initiated except upon the application of 10 percent of the property owners, business owners, tenants or any combination thereof, in possession within the proposed district.

(2) When the Director receives an application, he will forward it along with his report to the City Clerk for consideration at the next regular meeting of the City Council. If the City Council considers the application well-advised, they will accept the application and return it to the Director and the Commission for the preparation of overlay regulations.

(3) Prior to its presentation to the City Council for final approval, an overlay zone must be approved by the Planning Commission and over 50% of the property owners within the area proposed for the special regulations. If this approval cannot be obtained within 120 days from the City Council's approval, the application expires. (Ord. 3162 Sec. 1 (part), 1988)

18.95.040: Amendment: Overlay zones are amended in accord with Chapter 18.86. (Ord. 3162 Sec. 1 (part), 1988)