
§ 155.300 PURPOSE.

The purpose of the Buffer Parking Zone is to provide adequate open space and to insure proper distance between industrial or commercial zones and adjoining areas where separation of uses may be desirable. The Buffer Parking Zone may also be used to designate off-street parking areas for automobiles where the incumbent open space would serve as a means of reducing conflicts between adjoining uses and to facilitate the safe and proper movement of vehicles within the property and upon entering or leaving adjoining streets.

('64 Code, § 48.50) (Am. Ord. 700, passed 9-11-86)

§ 155.325 PURPOSE.

The principal purposes of the Planned Development Zone shall be:

- (A) To encourage a creative approach in the development of land and improvements and to allow variety and flexibility while at the same time maintaining high standards of design and quality of improvements, even though to achieve this purpose it may be necessary to permit deviation from certain requirements of this chapter.
- (B) To provide a means for requiring review and Planning Commission action on development plans for those areas where special circumstances necessitate detailed study and the possible imposition of requirements to insure orderly harmonious development through utilization of high standards of design and quality of improvements.

('64 Code, § 48.70) (Am. Ord. 332, passed 5-7-68; Am. Ord. 367, passed 12-11-69; Am. Ord. 465, passed 7-25-74)

§ 155.326 SUPERIMPOSED NATURE OF PLANNED DEVELOPMENT ZONE.

The Planned Development Zone shall be in the nature of a superimposed or overlay zone. Land classified in the Planned Development Zone shall also be classified in one or more other zones. Property so classified shall be delineated on the zoning map by a combination of symbols (for example, R-3 PD). The regulations set forth in these sections on the Planned Development Zone shall be in addition to those regulations set forth in the underlying zone. In the event of a conflict between the provisions of the Planned Development Zone and the provisions of the underlying zone, the provisions of the Planned Development Zone shall control. ('64 Code, § 48.71) (Am. Ord. 332, passed 5-7-68; Am. Ord. 367, passed 12-11-69)

§ 155.327 PERMITTED, ACCESSORY AND CONDITIONAL USES.

The principal permitted uses, accessory uses and conditional uses shall be the same as those permitted in the underlying zone. However, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that the Commission finds that such combination of uses will complement each other and will harmonize with existing and proposed land uses in the vicinity, and provided that at least 60% of the area must be developed to one or more of the principal permitted, accessory, or conditional uses of the underlying zone.

Transitional and supportive housing will be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses.

('64 Code, § 48.72) (Am. Ord. 332, passed 5-7-68; Am. Ord. 367, passed 12-11-69; Am. Ord. 465, passed 7-25-74; Am. Ord. 1085, passed 2-23-17)

§ 155.328 ZONE AREA.

The minimum area for a Planned Development Zone shall be five acres. However, Planned Development Zones encompassing a smaller area may be established if the Commissioner and Council find that such smaller areas are of sufficient size to be within the intent of the sections of this chapter on planned developments. ('64 Code, § 48.73) (Am. Ord. 465, passed 7-25-74)

§ 155.329 REQUIREMENTS.

- (A) A conditional use permit shall be required for the establishment of any use, structure or improvement or the change of any use in a Planned Development Zone, except that development plan approval may be utilized in processing applications for fences, walls, signs, and similar types of improvements, or for additions or alterations which will not significantly affect the nature or appearance of existing uses, and further except that any use or change of use which would not significantly effect the nature or appearance of the premises involved shall be excluded from the requirements of this section.
- (B) The Planning Commission shall have the authority to grant, conditionally grant or deny said conditional use permit or request for development plan approval, based on its evaluation of the plans and evidence submitted and its own study and knowledge of the circumstances and the applicable provisions of this chapter. A public hearing need not be held unless the proposed development includes uses other than the principal permitted, accessory or conditional uses of the underlying zone. Before granting approval, the Planning Commission shall satisfy itself that the proposed development will meet the purposes and intent of the Planned Development Zone.

('64 Code, § 48.74) (Am. Ord. 332, passed 5-7-68; Am. Ord. 367, passed 12-11-69; Am. Ord. 465, passed 7-25-74; Am. Ord. 473, passed 1-23-75) Penalty, see § 10.97

§ 155.330 COMMISSION CONSIDERATION.

In considering an application for a conditional use permit in the PD Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall consider probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria:

- (A) The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.

- (B) The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.
- (C) Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.
- (D) The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

('64 Code, § 48.74.1) (Am. Ord. 473, passed 1-23-75) Penalty, see § 10.97

§ 155.331 PROPERTY DEVELOPMENT STANDARDS.

Property development standards in excess of the minimum standards set forth in this chapter may be imposed as conditions of approval where it is determined that they are necessary or desirable to insure compliance with the purposes and intent of the Planned Development Zone District. Similarly development standards less than the minimum standards set forth in this chapter may be permitted where it is determined that the resulting development will be in compliance with the purposes and intent of this zone district. A report on the proposed standards of development including tabulations of population density, off-street parking provisions and other elements of the proposed development may be required by the Director of Planning to be submitted along with the conditional use permit application in order to facilitate proper consideration of the case. ('64 Code, § 48.75) (Am. Ord. 465, passed 7-25-74)

§ 155.332 PERFORMANCE STANDARDS.

Performance standards in excess of the standards set forth in this chapter may be imposed as conditions of approval where it is determined that such more restrictive standards are necessary to produce an overall development that will comply with the purposes and intent of this zone district. ('64 Code, § 48.76) (Am. Ord. 465, passed 7-25-74)

§ 155.333 TRAFFIC CONDITIONS.

Limitations on the intensity of use and location of access points may be imposed in the conditions of approval where required to insure that a proposed development will not generate traffic volumes which would tend to cause congestion or potential traffic hazards. A report on the traffic volumes which can be anticipated or projected as a result of the use may be required by the Director of Planning to be submitted with the conditional use permit application in order to facilitate proper consideration of the case.

('64 Code, § 48.77) (Am. Ord. 465, passed 7-25-74)



PD Planned Development Zone

§ 155.334 UTILITIES AND COMMUNITY FACILITIES.

Limitations on population density, number of employees, manufacturing processes or other aspects of the proposal may be imposed as conditions of approval in order to insure that a proposed development will not overburden the available public utilities, schools, parks and other community facilities. A report on the availability of public utilities and community facilities to adequately serve the development may be required by the Director of Planning to be submitted with the conditional use permit application in order to facilitate proper consideration of the case. ('64 Code, § 48.78) (Am. Ord. 465, passed 7-25-74)