

17.50: Supplementary Regulations applicable to some or all districts

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Article I Development Requirements and Standards for Conditional Uses, Planned Development Overlay Districts, Planned Unit Development Zoning Districts, and Administrative Exceptions.

17.50.010 Generally Provisions

- A. *Purpose.* In order to accomplish the general purpose of this title it is necessary to give special consideration to certain uses because they are unique in nature, require large land areas, are potentially incompatible with existing development, or because the effects of the uses cannot definitely be foreseen.
1. The **Conditional Uses** set out in this article shall be subject to compliance with the regulations in this article and with the procedure for authorizing conditional uses as set forth in § 17.54.030.
 2. The **Planned Development Overlay District** allows the **Planning Commission** to approve an application containing amendments to the development standards in the underlying zone district chapter. The **Planned Development Overlay District** shall not be used to add additional land uses that are not listed as permitted uses or conditional uses within the underlying zone district. As applicable an application for a **Conditional Use Permit** and **Planned Development Overlay District** may be combined into the same application provided the underlying zone district lists the proposed use or uses as a **Conditional Use**. **Planned Development Overlay Districts** shall be subject to compliance with the regulations in this article and with the procedure for authorizing conditional uses as set forth in § 17.54.030 as applicable.
 3. The **Planned Unit Development Zoning District** allows for the rezoning of property to allow land uses and development standards not listed within any of the specific zone districts within this Title. **Planned Unit Development** applications shall be subject to

- compliance with the regulations in this article and with the procedure for rezoning property as set forth in § 17.54.040 as applicable.
4. The Administrative Exceptions section applies to all zone districts allows the Director of Community Planning & Development Services to approve applications for minor amendments to the development standards in all zoning districts within this Title. Administrative exceptions shall be subject to compliance with the regulations in this article.
- B. The uses set out in this article shall also be subject to compliance with the regulations for building in the flood fringe building district if the lands concerned lie within the flood fringe building district.

(Prior Code Appendix A, Art. V (§ 1 (part)))