

**Chapter 18.605  
PLAN DISTRICTS**

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**18.605.010 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 that 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 provisions that are intended to be applicable in large areas or in more than one area. (Ord. 13-04 §1)

**18.605.020 Scope of Plan Districts**

Plan district regulations may be applied in conjunction with a base zone. The plan district provisions may modify any portion of the regulations of the base zone or other regulations of this title. The provisions may apply additional requirements or allow exceptions to general regulations. (Ord. 13-04 §1)

**18.605.030 Relationship to Other Regulations**

When there is a conflict between the plan district regulations and base zone, or other regulations of this title, the plan district regulations control. The specific regulations of the base zone, or other regulations of this title apply unless the plan district provides other regulations for the same specific topic. (Ord. 13-04 §1)

**18.605.040 Adoption Criteria**

A plan district may be established by a Type IV procedure as set forth in Section 18.390.060, 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 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 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. (Ord. 13-04 §1)

**18.605.050      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. (Ord. 13-04 §1)

**18.605.060      Plan District Maps**

The boundaries of each plan district established shall be shown on maps located at the end of each plan district chapter. In addition, plan district boundaries are identified on the official zoning maps. (Ord. 13-04 §1) ■