

**Chapter 18.610
PLAN DISTRICTS**

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18.610.010 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. 17-22 §2)

18.610.020 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. 17-22 §2)

18.610.030 Relationship to Other Regulations

When there is a conflict between the plan district regulations and applicable base zone regulations or other provisions this title, the plan district regulations govern, except where specifically provided otherwise. The specific regulations of the base zone or other provisions of this title apply unless the plan district provides other regulations for the same specific topic. (Ord. 18-23 §2; Ord. 17-22 §2)

18.610.040 Approval Process

A plan district is established through a Legislative procedure, as provided in Section 18.710.110. (Ord. 18-23 §2; Ord. 17-22 §2)

18.610.050 Approval Criteria

A plan district may be established when all of the following are met:

- A. The area proposed for the plan district has special characteristics or problems of a natural, economic, historic, public facility, transitional land use, or development nature that 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 compliance with the comprehensive plan. (Ord. 17-22 §2)

18.610.060 Review

Plan districts and their regulations are reviewed periodically to determine whether they are still needed, should be continued, or amended. Plan districts and their regulations are reviewed as part of the process for the update of the comprehensive plan. (Ord. 18-23 §2; Ord. 17-22 §2)

18.610.070 Plan District Maps

The boundaries of each plan district established are shown on maps located in each plan district chapter. In addition, plan district boundaries are identified on the official zoning map. (Ord. 18-23 §2; Ord. 17-22 §2) ■