

Chapter 18.12

COMBINING DISTRICTS

Sections:

- 18.12.010 PUD planned unit development combining district.**
- 18.12.020 MXU mixed use combining district.**

18.12.010 PUD planned unit development combining district.

A. Purposes and Application. The PUD planned unit development combining district is intended for application to those residential, professional office, commercial and industrial base zoning districts which are designated by the general plan and/or city council as areas to assure that property will be developed in a manner superior to that which otherwise would be achieved through regulations of the base zoning district involved. The PUD combining district is also intended as an optional approach to achieving the purposes of Chapter 18.19, at the discretion of the city rather than the landowner.

B. Applicable Regulations and Procedures. The development of property within a PUD combining district shall be subject to all of the regulations and procedures of Chapter 18.19. (Ord. 437 § 1 (part), 1989)

18.12.020 MXU mixed use combining district.

A. Purposes and Application. The MXU mixed use combining district is intended for application to these residential, commercial and industrial base zoning districts which are designated as areas characterized by a mixture of uses, blighted structures and sites, and/or inadequate street and alley improvements.

B. Applicable Regulations and Procedures.

1. The MXU combining district provides the flexibility needed to improve land use conditions within redevelopment project areas under condi-

tions of uncertainty as to the types of uses that may be proposed or that may be economically feasible for specific properties over time. Under mixed use, all categories of land use shown on the general plan diagram are eligible for consideration within redevelopment project areas.

2. Because the best potential use for some properties may be more clear cut than for others, the base land use designations of the general plan provide guidance for the selection of those base zoning districts to be applied throughout the redevelopment project area(s). However, such guidance does not abrogate the potential and flexibility offered for mixed use. An application for a building permit, site plan review or PUD will initiate the process for determining an appropriate development proposal under mixed use regulations. The city council shall make a determination as to which procedures shall be followed under the provisions of Chapters 18.18, 18.19 and 18.20 of this title. (Ord. 437, § 1 (part), 1989)