

ARTICLE 10 – COMBINING DISTRICTS

Section 1001 PUD-PLANNED UNIT DEVELOPMENT COMBINING DISTRICT

A. PUD – PURPOSES AND APPLICATION

The PUD – Planned Unit Development combining districts is intended for application to those residential or commercial 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 achieve through regulations of the base zoning district involved. The PUD combining districts is also intended as an optional approach to achieving the purposes of Article 16, at the discretion of the City rather than the landowner.

B. PUD – APPLICABLE REGULATIONS AND PROCEDURES

The development of property within a PUD Combining District shall be subject to all of the regulations and procedures of Article 16.

SECTION 1002 MXU – MIXED USE COMBINING DISTRICT

A. PURPOSES AND APPLICATION

The MXU – Mixed Use Combining District is intended for application to those residential, commercial and industrial base zoning districts which lay within the boundaries of the City's redevelopment project area(s), and which are designated as areas characterized by a mixture of uses, lighted structures and sites, and/or inadequate street and alley improvements. The MXU combining district is to be applied to only those redevelopment project areas selected by the City Council as meeting the purposes of this section. Use arrangements within these areas are to be made physically, functionally and aesthetically compatible through either Site Plan Review, Architectural Design Review, PUD procedures or a combination thereof, and determined by the City Council.

B. APPLICABLE REGULATIONS AND PROCEDURES:

The MXU Combining District provides the flexibility needed to improve land use conditions within redevelopment project areas under conditions 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.

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 Planning Commission shall make a determination as to which procedures shall be followed under the provisions of Articles 14, 15, and 16 of this ordinance.