

## Chapter 16.42

### STUDY OVERLAY DISTRICT

#### Sections:

- 16.42.010 Purpose.**  
**16.42.020 District Zoning Map Designation.**  
**16.42.030 Land Use Regulations.**  
**16.42.040 Development Standards.**

#### **16.42.010 Purpose.**

The purposes of the study overlay district are to:

A. Allow discretionary review of development proposals in areas that have obstacles requiring additional analysis;

B. Achieve a visually pleasing and compatible relationship between urban development and the natural environment; and

C. Provide appropriate standards and criteria for reviewing proposals for development. (Ord. 606, 1999)

#### **16.42.020 District Zoning Map Designation.**

A property owner or authorized representative of the owner, the City Council or Planning Commission may initiate an application. Prior to approving an amendment reclassifying land to an SO district, the Planning Commission and City Council

shall approve a study plan that identifies regulatory or environmental problems and states land use and development issues to be resolved for the area proposed for reclassification. The SO district may be combined with any base district. Each SO district shall be shown on the zoning district map with a "SO" designator following the base district designator. (Ord. 606, 1999)

#### **16.42.030 Land Use Regulations.**

A. Use Permit Required. Approval of a use permit is required for establishment of a new or expanded use in the SO district and may be approved for any use classification permitted or conditionally permitted in the base district with which the SO district is combined.

B. Required Finding. Approval of a use permit requires a finding that the proposed use will not conflict with the land use and development policies established for the area at the time the SO district was adopted. (Ord. 606, 1999)

#### **16.42.040 Development Regulations and Standards.**

Development regulations and standards for the SO district will be specified by a use permit or will be those of the base district with which the SO district is combined. (Ord. 606, 1999)