

3.4-100 Plan Districts

Subsection:
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Plan Districts apply to unique areas when other zoning mechanisms cannot achieve the desired development objectives. 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 which 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 regulations. These regulations supplement base zone and overlay zone provisions which are intended to be applicable in large areas or in more than 1 area. However, Plan Districts are not intended for small areas or individual properties. A Plan District may be established or removed as the result of an area planning study, reviewed through the legislative procedure as an amendment of this Code. Plan District regulations are applied in conjunction with one or more base zones. The Plan District provisions may modify any portion of the regulations of the base zone, overlay zone, or other regulations of this Code. The provisions may apply additional requirements or allow exceptions to general regulations. When there is a conflict between Plan District regulations and the base zone, overlay zone, or other regulations of this Code, the Plan District regulations shall control. The specific regulations of the base zone, overlay zones, or other regulations of this Code apply unless the Plan District provides other regulations for the same specific topic. Plan districts and their regulations will be reviewed periodically to determine whether they are still needed, should be continued or amended. The boundaries of each Plan District established are shown on maps located within a Plan District Section and are identified on the Official Zoning Map.

The following Plan Districts are established:

Section	Plan District Name	Related Refinement Plan/Study
3.4-200	Glenwood Riverfront Mixed-Use	Glenwood Refinement Plan
3.4-300	Booth-Kelly Mixed-Use	Downtown Refinement Plan