~~ARTICLE 19. INTERIM ZONING DISTRICTS~~

INTERIM ZONING Districts have been abused by the current council and should be placed under stricter control requiring several administration officials to sign off on their creation.

~~19.1 PURPOSE STATEMENT~~
~~19.2 INTERIM ZONING DISTRICT PROCESS~~

~~19.1 PURPOSE STATEMENT~~

~~An interim zoning district is intended to provide temporary regulations within the boundaries of designated areas, notwithstanding existing zoning applicable to the area, pending a review by the City Planning Commission. An interim zoning district may be established to support development or to allow implementation of the City's Master Plan, and is intended further to prevent establishment of uses which are incompatible with such plan for the duration of the interim zoning district.~~

~~19.2 INTERIM ZONING DISTRICT PROCESS~~

~~A. Applicability~~

~~An interim zoning district may be applied to any area of the City, upon appropriate demonstration of public need and in accordance with Section 3-126 of the City Charter.~~

~~B. Nature and Effect of District~~

~~1. Amendment of Zoning Map~~

~~Establishment of an interim zoning district constitutes an amendment of these zoning regulations. The boundaries of interim zoning districts shall be placed and identified on the Official Zoning Map once the ordinances creating such districts become effective.~~

~~2. Governing Regulations~~

~~Notwithstanding any contrary provisions contained in the zoning district regulations underlying the interim zoning district, the use or development of any land, the use of any structure, or the construction, enlargement, or alteration of any structure within the district shall conform to the regulations set forth in the interim zoning district for the period of its duration.~~

~~3. Duration~~

~~a. An interim zoning district is approved for a term of one (1) year. The City Council by ordinance may authorize one extension for an additional one hundred eighty (180) days. In the event that the required review is not completed and a report has not yet been submitted to the City Council during the initial one hundred eighty (180) day extension, the City Council may by ordinance extend the interim zoning district for one additional period up of to one hundred eighty (180) days.~~

~~b. After expiration, no interim zoning district or similar prohibition of substantially the same legal effect on substantially the same geographic area may be imposed until at least one (1) year after the expiration of a prior moratorium ordinance, interim zoning district, or other temporary prohibition.~~

~~c. Following expiration of the interim zoning district regulations, including any period of extension, the City Council shall repeal the interim zoning district regulations and authorize the removal of the boundaries of the district from the Official Zoning Map.~~

~~C. Procedure~~

1. ~~The zoning text amendment creating an interim zoning district shall be initiated by the adoption of a motion by the City Council. Except as otherwise provided in this section, an interim zoning district for a particular area shall be established on the Official Zoning Map.~~

2. ~~The motion initiating the interim zoning district shall incorporate regulations addressing the following factors, where applicable:~~

   a. ~~Intent of the interim zoning district.~~

   b. ~~Delineation of interim district boundaries.~~

   c. ~~Uses permitted.~~

   d. ~~Limitations on uses.~~

   e. ~~Land use intensity, yard, lot area, and similar requirements.~~

   f. ~~Special provisions necessary to the accomplishment of the intended intent and purpose of the district (i.e. landscape requirements, site plan review, etc.).~~

   g. ~~Submittal requirements, if any.~~

   h. ~~Appeal procedure~~

3. ~~Upon adoption of the City Council's motion authorizing the City Planning Commission to conduct a public hearing to consider an amendment to this Ordinance to create an interim zoning district, all appropriate agencies shall refuse to accept any new applications for permits that are in conflict with the intent and provisions of the proposed interim zoning district. However, applications determined to be complete and received prior to adoption of such motion, may be reviewed and processed under existing regulations.~~