

Land Use Regulations—Procedures—♠

A

Applicability—♠.

Authority—applicable to public property—♠.

Authority—clarification of intent—♠.

Authority—enacted to regulate—♠.

Authority—general applicability—♠.

Authority—governing regulations—♠.

Authority—greater restriction intended—♠.

Authority—land use regulation enforcement—♠.

Authority—state regulations govern—♠.

Administrative record availability—♠.

B

C

Code enforcement—♠.

Controlled or disallowed Activities—♠.

D

Defined concepts—counting time—♠.

Defined concepts—legal language—♠.

Defined concepts—rules of grammar—♠.

Defined concepts—source dictionaries—♠.

E

F

Fees—♠.

Forms—♠.

G

H

I

J

K

L

Land uses—contract zoning prohibited—♠.

Land uses—nuisance prohibited—♠.

Land uses—similar uses allowed—♠.

Land uses—spot zoning prohibited—♠.

Land uses—unlawful land uses prohibited—♠.

M

N

Nonconforming land use—♠.

Nonconforming use—abandonment ends use—♠.

Nonconforming use deemed nonconforming—♠.

Nonconforming use maintenance and repairs—♠.

Nonconforming structure modification prohibited—♠.

Nonconforming use modification prohibited—♠.

Nonconforming use construction requirements—♠.

Nonconforming use right to restrict use—♠.

O

P

Planning permit—expiration—♠.

Planning permit—time limit—♠.

Planning permit—time limit extension—♠.

Planning permit—authorization expiration—♠.

Planning permit—held in abeyance—♠.

Planning permit—new application limitation—♠.

Planning permit—frivolous or nuisance applications—♠.

Planning permit—revocation or modification—♠.

Planning permit—revocation by issuing body—♠.

- **Planning permit causes harm or damage.**
- **Planning permit endangers public welfare.**
- **Planning permit exercised contrary to law.**
- **Planning permit obtained by fraud.**

Planning permit modification—♠.

Planning permit must comply with conditions—♠. Q

R

S

Sign structure nonconformance—♠.

- **Sign structure nonconformance restricted—♠.**
- **Sign structure terminated by change of business—♠.**
- **Sign structure terminated by amortization—♠.**

- Sign structure terminated by casualty—♠.

T

Those vested with authority—compliance with provisions of law—♠.

Those vested with authority—planning permit issued in conflict with law—♠.

Those vested with authority—unlawful execution of official act—♠.

Those vested with authority—unlawful performance of official act—♠.

U

V

W

X

Y

Z

Zoning map—zoning districts—♠.

Zoning Districts	

Zoning map—zoning overlay districts—♠.

Zoning Overlay Districts	

Zoning map—boundary interpretation—♠.

Zoning map—part of land use regulations

Zoning map—annual update—♠.

Zoning map—individual planning permit update—♠.

Zoning map—zoning districts established—♠.

Zoning text—annual update—♠.

Land Use Regulations–Permits–♥

List of planning permits–♥.

Planning Permission

Legislative Planning Permits–♥

Adjudicative Planning Permits–♥

Ministerial Planning Permits–♥

Standard Planning Permission Processing Procedure–♥

- **Legislative action.**
- **Adjudicative action.**
- **Ministerial action.**

Decision-Making Process—Legislative Actions–♥

Action 1: Pre-application conference.

Action 2: Application submittal.

Action 3: Statutory review period.

Action 4: Planning commission staff report.

Action 5: Planning commission public notice posting.

Action 6: Planning commission public hearing packet.

Action 7: Planning commission public hearing as an advisory body.

Action 8: City council staff report.

Action 9: City council public notice posting.

Action 10: City council hearing packet.

Action 11: City council public hearing.

Action 12: City council action.

Decision-Making Process—Adjudicative Actions—♥

Action 1: Pre-application conference.

Action 2: Application submittal.

Action 3: Statutory review period.

- (CATEX)
- (FONSI)
- (EIS)

Action 4: Planning commission staff report.

Action 5: Planning commission public notice posting.

Action 6: Planning commission public hearing packet.

Action 7: Planning commission public hearing acting as a decision-making body.

Action 8: Planning commission action.

Decision-Making Process—Standard Ministerial Actions—♥

Action 1: Pre-application conference.

Action 2: Application submittal.

Action 3: Decision-making body staff report.

Action 4: Decision-making body public notice posting.

Action 5: Decision-making body public hearing packet.

Action 6: Decision-making body public hearing acting as a decision-making body.

Decision-Making Process—Peculiar Ministerial Actions—♥

Note: (The building inspector is the decision-maker for three ministerial actions:

- A building permit.
- A certificate of occupancy.

- A (COC)

Action 1: Pre-application conference.

Action 2: Application submittal.

Action 3: Decision-maker notice posting.

Action 4: Decision-maker investigation.

Action 5: Decision-maker evidence.

Planning permit application procedure—♥

General information.

Specific information.

Staff Report Analysis.

Downloadable applications and instructions—♥.

Planning permit notification—♥.

Planning permit content of notice—♥.

Planning permit posted notice—♥.

Planning permit mailed notice—♥.

Planning permit on-site notice—♥.

- **Planning permit newspaper notice—♥.**
- **Planning permit mass notice—♥.**
- **Planning permit mobile home park notice—♥.**
- **Planning permit rental dwelling conversion notice—♥.**
- **Planning permit failure to receive notice—♥.**

Land Use Regulations–Districts–◆

Buildings, Not Activities–◆.

(AR) Acreage Residential Zoning District–◆

(AR) Acreage single-family residential district scope–◆.

Compatibility.

Criteria.

(AR) Acreage primary land use–◆.

(AR) Acreage secondary land uses–◆.

(AR) Acreage temporary land use–◆.

(AR) Acreage conditional land use–◆.

(AR) Acreage building permit–◆.

(AR) Acreage occupancy permit–◆.

(AR) Acreage minimum lot area–◆.

(AR) Acreage lot dimensions–◆.

(AR) Acreage building setbacks–◆.

(AR) Acreage maximum lot coverage–◆.

(AR) Acreage maximum structure height limit–◆.

(LR) Low-density single-family residential—◆

(LR) Low-density single-family residential scope—◆.

Compatibility.

Criteria.

(LR) Low-density primary land use—◆.

(LR) Low-density secondary land uses—◆.

(LR) Low-density temporary land use—◆.

(LR) Low-density conditional land use—◆.

(LR) Low density building permit—◆.

(LR) Low density occupancy permit—◆.

(LR) Low-density minimum lot area—◆.

(LR) Low-density lot dimensions—◆.

(LR) Low-density building setbacks—◆.

(LR) Low-density maximum lot coverage—◆.

(LR) Low-density maximum structure height limit—◆.

(MR) Medium-Density Residential Zoning District—◆

(MR) Medium-density residential scope—◆.

Compatibility.

Criteria.

(MR) Medium-density 2, 3, & 4 unit residential primary land use—◆.

(MR) Medium-density secondary land uses—◆.

(MR) Medium-density temporary land use—◆.

(MR) Medium-density conditional land use—◆.

(MR) Medium-density building permit—◆.

(MR) Medium-density occupancy permit—◆.

(MR) Medium-density minimum lot area—◆.

(MR) Medium-density lot dimensions—◆.

(MR) Medium-density building setbacks—◆.

(MR) Medium-density maximum lot coverage—◆.

(MR) Medium-density maximum structure height limit—◆.

(HR) High-Density Residential Zoning District—♦

(HR) High-density multiple-family (5 or more unit) residential scope—♦.

Compatibility.

Criteria. (HR) High-density primary land use—♦.

(HR) High-density secondary land uses—♦.

(HR) High-density temporary land use—♦.

(HR) High-density conditional land use—♦.

(HR) High-density building permit—♦.

(HR) High-density occupancy permit—♦.

(HR) High-density minimum lot area—♦.

(HR) High-density lot dimensions—♦.

(HR) High-density building setbacks—♦.

(HR) High-density maximum lot coverage—♦.

(HR) High-density maximum structure height limit—♦.

(NC) Neighborhood Commercial Zoning District—◆

(NC) Neighborhood commercial scope—◆.

Convenience.

Location.

Compatibility.

Criteria.

(NC) Neighborhood commercial primary uses—◆.

(NC) Neighborhood commercial secondary uses—◆.

(NC) Neighborhood commercial temporary land uses—◆.

(NC) Neighborhood commercial outdoor land use—◆.

(NC) Neighborhood commercial conditional land use—◆.

(NC) Neighborhood commercial building permit—◆.

(NC) Neighborhood commercial occupancy permit—◆.

(NC) Neighborhood commercial lot area—◆.

(NC) Neighborhood commercial lot dimensions—◆.

(NC) Neighborhood commercial building setbacks—◆.

(NC) Neighborhood commercial maximum lot coverage—◆.

(GC) General Commercial Zoning District—◆

(GC) General commercial scope—◆.

Shopping goods.

Hustle and bustle.

Compatibility.

Criteria.

(GC) General commercial primary uses—◆.

(GC) General commercial secondary uses—◆.

(GC) General commercial temporary uses—◆.

(GC) General commercial mandatory noise barrier—◆.

(GC) General commercial outdoor use—◆.

(GC) General commercial conditional land use—◆.

(GC) General commercial building permit—◆.

(GC) General commercial occupancy permit—◆.

(GC) General commercial lot area—◆.

(GC) General commercial lot dimensions—◆.

(GC) General commercial building setbacks—◆.

(GC) General commercial maximum lot coverage—◆.

(LI) Light Industrial Zoning District—◆

(LI) Light industrial scope—◆.

(LI) Light industrial land uses—◆.

Unobtrusive.

Examples of uses.

Compatibility.

Criteria.

(LI) Light Industrial primary uses—◆.

(LI) Light Industrial secondary uses—◆.

(LI) Light industrial temporary uses—◆.

(LI) Light industrial mandatory noise barrier—◆.

(LI) Light industrial outdoor use—◆.

(LI) Light industrial conditional land use

(LI) Light industrial building permit—◆.

(LI) Light industrial occupancy permit—◆.

(LI) Light industrial lot area—◆.

(LI) Light industrial lot dimensions—◆.

(LI) Light industrial building setbacks—◆.

(LI) Light industrial maximum lot coverage—◆.

(LI) Light industrial maximum height limit—◆.

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(HI) Heavy Industrial Zoning District—◆

(HI) Heavy industrial scope—◆.

Compatibility.

Criteria.

(HI) Heavy industrial primary uses—♦.

Obtrusive.

Down wind.

Ugly.

(HI) Heavy industrial secondary uses—♦.

(HI) Heavy industrial temporary uses—♦.

(HI) Heavy industrial mandatory noise barrier—♦.

(HI) Heavy industrial outdoor uses—♦.

(HI) Heavy industrial conditional land use—♦.

(HI) Heavy industrial building permit—♦.

(HI) Heavy industrial occupancy permit—♦.

(HI) Heavy industrial lot area—♦.

(HI) Heavy industrial lot dimensions—♦.

(HI) Heavy industrial building setbacks—♦.

(HI) Heavy industrial maximum lot coverage—♦.

(GWOD) Greenway Overlay District—◆

(GWOD) Greenway overlay district scope—◆.

(REOD) Redevelopment Overlay District—◆

(REOD) Redevelopment overlay district scope—◆.

(PDOD) Planned Development Overlay District—◆

(PDOD) Planned development overlay district scope—◆.

(PAOD) Public Amenity Overlay District—◆

(PAOD) Public amenity overlay district scope—◆.

Examples of public amenity land uses.

Chapter 23: Land Use Regulations—Standards—♣

Standards—♣

Standards scope—♣.