

Article 20: West Lewis Street Planned District

(“West Lewis Street Planned District” added 3-27-2007 by O-19596 N.S.; effective 4-26-2007.)

Division 1: General Rules

(“General Rules” added 3-27-2007 by O-19596 N.S.; effective 4-26-2007.)

§1520.0101 Purpose and Intent

- (a) The purpose of the West Lewis Street Planned District Ordinance is to maintain compatibility of the existing commercial strip with the surrounding single- family residential area while permitting flexible and feasible commercial development and redevelopment options.
- (b) It is intended that new uses, new structures, and modifications to existing structures within the West Lewis Street Planned District complement the surrounding, architecturally-stable, single-family development in terms of parking requirements, compatible uses, and visual quality of buildings and accessory appurtenances and structures in conformance with the General Plan.
(“Purpose and Intent” added 3-27-2007 by O-19596 N.S.; effective 4-26-2007.)

§1520.0102 Area of Applicability

The regulations contained herein shall apply to the area whose boundaries are described and shown on Drawing B-3682 appended to this document and on file in the office of the City Clerk under Document number OO-16398. The West Lewis Street Planned District is located in the Uptown Community, on the north and south sides of Lewis Street between Stephens Street and Lark Street.
(“Area of Applicability” added 3-27-2007 by O-19596 N.S.; effective 4-26-2007.)

§1520.0103 Applicable Planning, Zoning and Subdivision Regulations

Within the West Lewis Street Planned District, unless otherwise specified, the following provisions of the Land Development Code apply:

Chapter 11 (Land Development Procedures);

Chapter 12 (Land Development Reviews);

Chapter 13 (Zones);

- Chapter 14, Article 1 (Separately Regulated Use Regulations);
- Chapter 14, Article 2, Division 1 (Grading Regulations);
- Chapter 14, Article 2, Division 2 (Drainage Regulations);
- Chapter 14, Article 2, Division 3 (Fence Regulations);
- Chapter 14, Article 2, Division 4 (Landscape Regulations);
- Chapter 14, Article 2, Division 5 (Parking Regulations);
- Chapter 14, Article 2, Division 6 (Public Facility Regulations);
- Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);
- Chapter 14, Article 2, Division 12 (Sign Regulations);
- Chapter 14, Article 3 (Supplemental Development Regulations);
- Chapter 14, Article 4 (Subdivision Regulations);
- Chapter 14, Article 5 (Building Regulations);
- Chapter 14, Article 6 (Electrical Regulations); and
- Chapter 14, Article 7 (Plumbing and Mechanical Regulations)

Where there is a conflict between the Land Development Code and the West Lewis Street Planned District Ordinance, the Planned District Ordinance applies.
(“Applicable Planning, Zoning and Subdivision Regulations” added 3-27-2007 by O-19596 N.S.; effective 4-26-2007.)