

Chapter 49.75

REZONINGS, SPECIAL STANDARDS, REGULATIONS AND TEXT AMENDMENTS

Article I. Rezonings

49.75.110 Initiation.

49.75.120 Restrictions on rezonings.

49.75.130 Procedure.

Article II. Special Standards

49.75.210 Bonus standards and criteria.

49.75.220 Historic district design review standards.

Article III. Reserved

Article IV. Text Amendments

49.75.410 Text amendments.

ARTICLE I.

REZONINGS

49.75.110 Initiation.

A rezoning may be initiated by the director, the commission, or the assembly at any time during the year. A developer or property owner may initiate a request for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated. (Serial No. 87-49, § 2, 1987)

49.75.120 Restrictions on rezonings.

Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 months shall not be considered. A rezoning shall not allow uses which violate the land use maps of the comprehensive plan. (Serial No. 87-49, § 2, 1987)

49.75.130 Procedure.

A rezoning shall follow the procedure for a major development permit except for the following:

- (1) The commission decision for approval shall constitute only a recommendation to the assembly.
- (2) As soon as possible after the commission's recommendation, the assembly shall provide public notice and hold a public hearing on the proposed rezoning. A rezoning shall be adopted by ordinance, and any conditions thereon shall be contained in the ordinance. Upon adoption of any such ordinance, the director shall cause the official zoning map to be changed in accordance

therewith.
(Serial No. 87-49, § 2, 1987)

ARTICLE II.

SPECIAL STANDARDS

49.75.210 Bonus standards and criteria.

The commission may adopt regulations under chapter 01.60, establishing standards and criteria for awarding bonuses.

(Serial No. 87-49, § 2, 1987; Serial No. 96-41, § 18, 1996)

49.75.220 Historic district design review standards.

(a) The commission may adopt and enforce regulations under chapter 01.60, establishing standards for the historic district.

(b) Such standards may include criteria relating to:

(1) The relationship of structures to the site and to each other;

(2) The relationship of structures to adjoining sites and structures;

(3) Landscaping and site treatment;

(4) Building and structure design, including:

(A) Architectural style;

(B) Use of color, including exterior structure lighting;

(C) Location and visibility of mechanical equipment;

(D) Exterior site lighting; and

(E) Variations in multi-structure developments.

(5) Design features, arrangement, location, color, illumination and similar features of signs not otherwise regulated by this title;

(6) Design and aesthetic standards for outside furniture and miscellaneous structures; and

(7) Such other matters as may be appropriate and which will help provide consistency in agency decisions and guidance to property owners in making site development plan applications.

(Serial No. 87-49, § 2, 1987; Serial No. 96-41, § 19, 1996; Serial No. 99-22, § 14, 1999)

Administrative Code of Regulations cross references-- Design review district standards, Part IV, § 04 CBJAC 060.010 et seq.; historic district standards, Part IV, § 04 CBJAC 080.010 et seq.

ARTICLE III.

RESERVED

ARTICLE IV.

TEXT AMENDMENTS

49.75.410 Text amendments.

(a) *Commission initiated.* The commission shall initiate an amendment to this title by holding a public hearing to consider whether it should recommend such amendment to the assembly. The director shall provide at least ten days public notice of the hearing.

(b) *Assembly initiated.* The assembly shall initiate an amendment to this title by referring such amendment to the commission for proceeding in accordance with subsection (a) of this section.
(Serial No. 87-49, § 2, 1987)