

Article 25 IS Interim Study Overlay District (Citywide)

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2501 Specific Purpose and Applicability

In addition to the general purposes listed in Article 1, the specific purpose of the IS Interim Study Overlay District is to allow discretionary review of development proposals in areas where changes in zoning regulations are contemplated or under study.

2502 Zoning Map Designator

It may be initiated as prescribed by Article 45. Prior to approving an amendment reclassifying land to an IS district, the Planning Commission and City Council shall approve a study plan that identifies regulatory problems and states land use and development issues to be resolved for the area proposed for reclassification. The IS district may be combined with any base district. Each IS district shall be shown on the zoning map with an "-IS" designator, numbered and identified sequentially by order of enactment and reference to the enacting ordinance.

2503 Land Use Regulations

- A. Use Permit Required. Approval of a use permit shall be required for establishment of a new or expanded use in an IS district if the use is not one that is contemplated within the study plan for the IS District, and may be approved for any use classification permitted or conditionally permitted in the base district with which the IS district is combined.
- B. Required Findings. In addition to the findings required for use permits by Article 41, and additional findings that may be required for specific use classifications, approval of a use permit in the IS district shall require a finding that the proposed use will not conflict with the land use and development policies established for the area at the time the IS district was adopted. In addition, for properties within the Coastal Zone the proposed use must also be found consistent with all applicable policies of the certified Land Use Plan.

2504 Development Regulations

Development regulations for the IS district shall be specified by a use permit or shall be those of the base district with which the IS district is combined.

2505 Expiration of IS District Ordinance; Renewal

An ordinance establishing an IS district shall contain a provision terminating the IS designation one or two years from its effective date. An ordinance establishing an IS district may be amended, reenacted, or superseded by a zoning map amendment adopted as prescribed by Article 45.

2506 Resubmittal of Development Proposals

Notwithstanding the provisions of Article 41, a use permit application that has been denied, or approved subject to conditions unacceptable to the applicant, may be resubmitted on or after the effective date of a zoning map and/or text amendment superseding an IS district designation.