

Chapter 16.190 Similar Uses

16.190.000 Purpose and Scope

The purpose of this chapter is to provide for those uses not specifically listed in a particular zoning district but which are similar in character, scale and performance to the permitted uses specified therein. Zoning districts in which a similar use may be authorized are:

- A. Community Commercial C1
- B. General Commercial C2
- C. Light Industrial M1
- D. General Industrial M2

16.190.005 Application and Fee

An application for a similar use shall be filed with the City and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this section. Similar use requests shall be subject to the public notice requirements and public hearing requirements of the Application Review section of this chapter.

16.190.010 Review Criteria

A similar use may be authorized by the Planning Commission pursuant to Chapter 16.190 or as a part of development review, pursuant to the Design Review, provided that the applicant demonstrates that the proposed use satisfies the following criteria:

- A. The use is consistent with the purpose of the underlying zoning district and is similar in character, scale and performance to permitted uses specified in the underlying district.
- B. The use conforms with the applicable standards and limitations of the underlying zoning district.

16.190.015 Conditions of Approval

In approving an application for a similar use, the Planning Commission may impose such conditions as it deems appropriate to ensure that the intent of this section is carried out.

16.190.020 Compliance with Conditions

Compliance with conditions imposed in approval of a similar use and adherence to an approved plot plan shall be required. Any departure from these conditions of approval and approved plans constitutes a violation of this Ordinance. The Planning Commission may revoke approval of any similar use for failure to comply with any condition imposed in approval of the similar use or for any other violation of this Ordinance.