

## SECTION 900 – OVERLAY DISTRICTS

### 904. LIMITED USE OVERLAY DISTRICT (LU)

[Last amended 12/05/02; Ord. 720]

#### 904.01 Purpose.

The purpose of the Limited Use Overlay District is to limit permitted use(s) and activities in a specific location to only those uses and activities which are justified and approved through Comprehensive Plan Amendments and/or zone changes.

[Amended 12/05/02; Ord. 720]

#### 904.02 Area of Application

The LU Overlay District shall apply to that specific area for which a reasons exception has been taken or other area as deemed appropriate to protect Goal 5 resources. The required use of the Limited Use Overlay District is intended to carry out the administrative rule requirement for exceptions pursuant to OAR 660-04-018 and ORS 197.732 and for Goal 5 resource protection pursuant to OAR 660-16-010. The Limited Use Overlay District may also be applied by the Board of Commissioners or Planning Commission to Plan Amendments and/or zone changes.

[Amended 12/05/02; Ord. 720]

#### 904.03 Allowable Uses

- A. When the Limited Use Overlay District is applied, the uses permitted in the underlying zone shall be limited to those specifically referenced in the ordinance adopting the Limited Use Overlay District.
- B. The Limited Use Overlay District may be used to require conditional use approval for uses normally permitted outright.
- C. Reasonable conditions may be imposed in the Limited Use Overlay District as are necessary to assure compliance with the provisions of the Comprehensive Plan and this ordinance.
- D. Until the overlay has been removed or amended, the only permitted uses in an LU district shall be those specifically referenced in the adopting ordinance.

#### 904.04 Procedures

- A. The Limited Use Overlay District is to be applied through a zone amendment application utilizing the Type C process at the time the underlying zone is being changed in the case of an exception.
- B. It shall not be necessary to disclose in the public hearing notice of a zone change that a Limited Use Overlay may be applied.
- C. The ordinance adopting overlay zone shall, by section reference or by name, identify those permitted uses in the zone that will remain permitted uses or become conditional uses. The description of the permitted or conditional use may be qualified as necessary to achieve the intent of the LU overlay zone.

#### **904.05 Map Amendment**

The Official County Zoning Map shall be amended to show an LU on any parcel where the Limited Use Overlay District has been approved.

#### **904.06 Site Plan Review**

Uses approved in an LU District may be subject to Section 1101, Site Design Review. The LU Ordinance may indicate any special concerns or location requirements that must be addressed in the site plan. All other specifications and standards of the underlying zone remain in effect unless specifically altered by the site plan approval or adopting ordinance.

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