

## **ARTICLE 3.11 – LIMITED USE OVERLAY DESIGNATION**

### **SECTION 3.11.001 - PURPOSE**

The purpose of this overlay designation is to limit the wide list of uses permitted outright or conditional uses permitted in a commercial or industrial zone, to a specific use or uses for a particular piece of property.

### **SECTION 3.11.002 - APPLICATION OF OVERLAY DESIGNATION**

- A. The Limited Use (LU) Overlay Zone shall be limited to the specific use or uses approved by the City Council, upon recommendation from the Planning Commission.
- B. The Limited Use (LU) Overlay Zone shall only be used with the following underlying zones: Central Business (CB), General Commercial (GC), Interchange Commercial (IC), Light Industrial (I-1), Heavy Industrial (I-2), and Business Park (BP).
- C. The Limited Use (LU) Overlay Designation cannot be used to authorize a use or uses not allowed in the underlying zone.
- D. The development standards of the underlying zone shall apply.
- E. The Limited Use (LU) Overlay Zone shall be applied or amended by the procedures in Chapter 9, Articles 9.3 and 9.4 of this Code.
- F. Subsequent to approval by the City Council, the Limited Use Overlay Designation will be placed on the City Zoning Map to indicate the property is subject to a limited use overlay designation.