ADDENDUM “A”

TYPE 1 ZONING EXCEPTION (Eligible for Administrative Review)

In accordance with City Code Section 134-6.5.2, only the following may be approved as Type 1 zoning exceptions: **Select One**

1. Exceptions to supplemental regulations that apply to household living uses, as set forth in section 134-3.3.1 of this chapter, if such exceptions are determined by the city legal department to be required by federal or state law;

2. Exceptions to supplemental regulations that apply to family home uses, as set forth in section 134-3.3.2 of this chapter, if such exceptions are determined by the city legal department to be required by federal or state law;

3. Exceptions to supplemental regulations that apply to home and community-based services waiver recipient residence uses, as set forth in section 134-3.3.2 of this chapter, if such exceptions are determined by the city legal department to be required by federal or state law;

4. Exceptions to allow alternative durable materials for a monument sign base;

5. Exceptions to allow less than or equal to 50% variation in height of a monument sign base;

6. Exceptions to allow signs used on a temporary basis in districts A, N, NM, or NX that are greater than four square feet in total area for all signs used on a temporary basis on one lot but less than or equal to 12 square feet in total area for all signs used on a temporary basis on one lot;

7. Exceptions to allow signs used on a temporary basis in all districts other than A, N, NM, or NX that are greater than 32 square feet in total area for all signs used on a temporary basis on one lot but less than or equal to 100 square feet in total area for all signs used on a temporary basis on one lot;

8. Exceptions to allow two to six signs on a temporary basis in all districts other than A, N, NX, and NM districts; and

9. Other exceptions expressly provided in this chapter.

Furthermore, in accordance with City Code Section 134-6.5.6, Type 1 zoning exceptions may be approved only when the community development director determines that the following approval standards and criteria and any other specific criteria established in this zoning ordinance for the authorized Type 1 zoning exception have been met: **Please state how your request satisfies each requirement:**

1. The requested Type 1 zoning exception is consistent with all relevant purpose and intent statements of this zoning ordinance and with the general purpose and intent of the comprehensive plan;

2. The requested Type 1 zoning exception will not have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare; and

3. Any adverse impacts resulting from the Type 1 zoning exception will be mitigated to the maximum extent feasible.

IF A TYPE 1 ZONING EXCEPTION IS DENIED BY THE COMMUNITY DEVELOPMENT DIRECTOR, THE APPELLANT IS THEN ELIGIBLE TO APPLY FOR A TYPE 2 ZONING EXCEPTION FROM THE ZONING BOARD OF ADJUSTMENT.
City Code Section 6.5.7 CONDITIONS OF APPROVAL

In granting a Type 1 zoning exception, the community development director is authorized to impose conditions upon the subject property that are necessary to reduce or minimize any potentially adverse impacts on other property in the surrounding area, and to carry out the stated purpose and intent of this zoning ordinance.

6.5.8 LAPSE OF APPROVAL

A. All activity authorized by an approved Type 1 zoning exception must be completed within two years of the community development director's action or the approval lapses and is of no further effect.

B. If any use of land or structure approved as a Type 1 zoning exception is discontinued for a period of one year or more, the approved Type 1 zoning exception lapses and is of no further effect.

C. If any use or structure approved as a Type 1 zoning exception is damaged or destroyed by any means, including damage or destruction by repair, alteration, replacement or upgrade, to an extent of 50% or more of its replacement cost at the time of damage or destruction, the approved zoning exception lapses and is of no further effect.

D. Once a Type 1 zoning exception lapses, any subsequent use of such land or structure must conform to the regulations of the subject zoning district.