

ATTACHMENT 1

OVERLAY ZONE RESTRICTIONS & OBJECTIVES; REQUIRED FINDINGS

REQUIRED FINDINGS

Zone Amendment

The application of the overlay zone will result in a benefit to the public interest, health, safety, morals, peace, comfort, convenience, or general welfare.

Planned Development Review

The proposal will meet the requirements of this code; and

The proposal will advance objectives of the zone in which it is located.

MEDICAL USE OVERLAY ZONE RESTRICTIONS AND OBJECTIVES

Medical Use Overlay Zone Restrictions

- A. *Compliance with all restrictions applicable to the zone or underlying zone;*
- B. *Medical uses shall not be permitted on the ground floor of any building in the pedestrian oriented zone unless the city council finds, based on substantial evidence, that the proposed location is not pedestrian oriented and is unlikely to become pedestrian oriented in the future; and*
- C. *Free parking shall be provided for patrons and employees of medical uses in the development and parking shall be provided that complies with all applicable parking requirements in this chapter.*

Medical Use Overlay Zone Objectives

1. *Medical uses in the particular location are consistent with the elements of the city's general plan and purpose and intent of the Medical Use Overlay Zone;*
2. *The proposed development and medical use:*
 - a. *Will not result in detrimental impacts to existing or anticipated residential or commercial development in the vicinity of the project with regard to density, height, scale and massing of the streetscape, garden quality of the city, or any combination thereof; unless the reviewing authority finds the development benefits outweigh the detrimental impacts;*
 - b. *Will promote harmonious development in the area;*

