

ARTICLE 38

Zone Change

SECTION 3.38.000 Purpose

This Article provides the criteria for amending the boundaries of any district delineated on the official Douglas County zoning maps. Zoning shall be consistent with the Comprehensive Plan and maintain the general purpose of this ordinance and specific purpose of the applicable zone classification.

SECTION 3.38.100 Criteria for Decision

The Approving Authority may grant a zone change only if the following circumstances are found to exist:

1. The original zoning was the product of a mistake; or
2. It is established that:
 - a. The rezoning will conform with the applicable sections of the Comprehensive Plan;
 - b. The site is suitable to the proposed zone; and
 - c. There has been a conscious consideration of the public health, safety and welfare in applying the specific zoning regulations.

SECTION 3.38.200 Development Review Following a Zone Change

Reasonable conditions may be imposed on the development review process, and building permits, as are necessary to insure the compatibility of a zone change to surrounding uses, and as are necessary to fulfill the general and specific purposes of this ordinance by application of §3.35.300 or 3.35.500. Such conditions may include but are not limited to the following:

1. Special yards and spaces.
2. Fences and walls.
3. Special parking and/or loading provisions.
4. Street dedication and improvements or bonds in lieu of improvements.
5. Control of points of vehicular ingress and egress.

6. Special provisions for signs.
7. Lighting, landscaping and maintenance of grounds.
8. Control of noise, vibration, odors, or other similar nuisances.

SECTION 3.38.300 Grant of Authority for Zone Change

1. The Director shall have the authority to order a change in the official map to effectuate the rezoning of property as provided by the provisions of this ordinance.
2. Changes in the official map shall be made within ten (10) days of the date the decision becomes final.