

See item No. 2, below for interim vacant land uses within the Infill Development District

Section 708.M. Interim Vacant Land Uses. Interim vacant land uses are permitted as follows:

1. For properties abutting an arterial street with light rail except within the Downtown Code District, an administrative temporary use permit (ATUP) is required, subject to the following:

a. All structures and site layout shall comply with all applicable design standards in accordance with Section 507 Tab A and must specifically address landscaping and accessible route improvements.

b. The City may revoke the administrative temporary use permit if the application contains material misinformation or misrepresentation. The City may also revoke the administrative temporary use permit if the site is not maintained in compliance with applicable requirements in the City codes and ordinances.

c. The initial administrative temporary use permit may be permitted for up to one year. The permit may be renewed on an annual basis thereafter.

2. For properties located outside the areas described in Section 708.M.1 but within the infill development district as adopted in the General Plan, a temporary use permit is required, subject to the following:

a. Applicant must include a site plan with the use permit application that shows the proposed improvements to the vacant land. The site plan must comply with all applicable design standards of Section 507 Tab A of the Zoning Ordinance.

b. The Zoning Administrator may grant a temporary use permit for up to 36 months. Extensions of the use permit may be extended for three-year increments.