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Sec. 20-1552. Intent.

The city intends that all development within the district including commercial, industrial and residential uses should blend into the natural environment while protecting Bluff Creek and sensitive land areas abutting and in the vicinity of the watercourse and its tributaries. The criteria by which new development in the district shall be judged are as follows:

- (a) Consistency with all provisions of the Comprehensive Plan which includes the Bluff Creek Watershed Natural Resources Management Plan, as amended from time to time; the surface water management plan; all provisions of the zoning ordinance and subdivision ordinance not specifically overridden by the provisions of this district; and all other applicable land use regulations.
- (b) Preservation of the natural conditions found in the primary zone and to the greatest extent possible, preserving significant resources and minimizing impacts in the secondary zone through cluster development and other practices which minimize the removal of vegetation, minimize site grading, and application of practices found in the city's surface water management plan.
- (c) Creation of a suitable balance between the amount and arrangement of open space, landscaping, view protection, bluff protection, and vegetation protection and the design and function of manmade features.
- (d) Creation of an interconnected open space network that preserves migratory patterns for wildlife.
- (e) Creation of an interconnected open space network that provides recreational and educational opportunities for people.

(Ord. No. 286, § 8, 12-14-98; Ord. No. 445, § 7, 2-12-07)

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