



- 29 (B) Regulations established by a PDA combining district may modify:
- 30 (1) except for residential uses, permitted or conditional uses authorized in the  
31 base district;
- 32 (2) except for Subchapter C, Article 10 (*Compatibility Standards*), the site  
33 development regulations applicable in the base district; or
- 34 (3) off-street parking design or loading regulations, sign regulations, or  
35 landscaping or screening regulations applicable in the base district.
- 36 (C) Modifications to the base district regulations must be identified in the ordinance  
37 zoning or rezoning property as a PDA2 combining district.
- 38 (D) Planned development area 2 (PDA2) combining districts must comply with the  
39 standards established in Section 25-2-648 (*Planned Development Area (PDA)*  
40 *Performance Standards*).

41 **PART 4.** Applicability to planned development area (PDA) combining district.

- 42 (A) The City Council intends to utilize planned development area 2 (PDA2)  
43 combining districts instead of planned development area (PDA) combining  
44 districts. For this reason, the City Manager is not authorized to accept new  
45 zoning or rezoning applications to add planned development area (PDA)  
46 combining district.
- 47 (B) A property zoned with planned development area (PDA) combining district on  
48 or before the effective date of this ordinance may continue to utilize and must  
49 comply with the regulations that apply to planned development area (PDA)  
50 combining district. This includes a property that is the subject of an application  
51 to add planned development area (PDA) combining district zoning if the  
52 application is or was pending on the effective date of this ordinance and City  
53 Council approved the planned development area (PDA) combining district  
54 zoning for the property.

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