



DETERMINATION OF PERMITTED USE

Determination of Permitted Use is a request for a use that is not specifically permitted in the zone district in which the use is proposed. The determination to approve a use not specifically listed in the zoning district is made by the entity (staff or Planning Commission) that is granted authority by the Land Use and Development Code to approve a use of similar size and characteristics. In order for a use to be permitted, the following findings must be made:

- That the addition of the use to the list of permitted uses will be in accord with the purposes the district in which the use is proposed.
- That the use has the same basic characteristics as the permitted uses in that district.
- That the conditioned use reasonably be expected to conform with the required conditions for the district.
- That the use will not be detrimental to the public health, safety, or welfare.
- That the use will not adversely affect the character of the district in which it is proposed.
- That the use will not create more vehicular traffic than the volume normally created by any of the uses in the district.
- That the use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amount normally created by any of the uses in the district.
- That the use will not create any greater hazard of fire or explosion than hazards created by any of the allowed uses in the district.

SUBMITTAL REQUIREMENTS

The master application must be completed and all fees paid at the time the application is filed.

Filing Fee

\$1,176.00

Intake/Records Maintenance Fee

\$63.00 Minor

\$127.00 Major

Written Description

A written description of the proposed use must be submitted including the following information:

1. Number of employees
2. Hours of operation
3. Products made or sold

4. Services performed
5. Special equipment used

Floor/Site Plans

Two (2) copies of an accurately drawn floor and/or site plan are required. Plans shall delineate the following:

1. Office Areas
2. Warehousing Areas
3. Manufacturing Areas
4. Showroom/retail areas
5. Special equipment used

Other Information

Any additional information that would help in making a determination on this matter should be submitted. The Community Development Director may require additional information depending on the nature of the proposal.