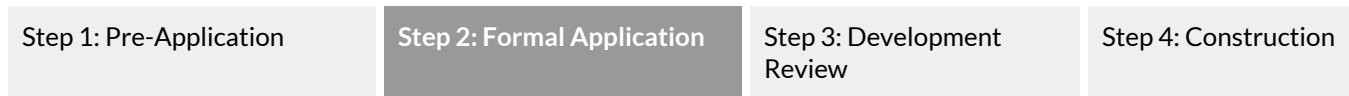




# Conditional Use Permit

If your development project has unusual site development features, or has widely varying operating characteristics, a Conditional Use Permit may be required. Specific uses requiring a Conditional Use Permit can be found in Article 5 of the Land Development Code. A Conditional Use Permit allows for public review and evaluation to help ensure that proposed site uses will not have an adverse impact on the community.

## Use This Document During



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## Overview

Conditional Use Permit applications generally require compliance with additional use standards and conditions. These standards and conditions relate to the operational characteristics or site design elements of a particular use. The standards and conditions for individual uses can be found in Article 5 of the Land Development Code.

## Approval Criteria

A Conditional Use Permit application may be approved only if all of the following criteria have been met:

- The use is consistent with the Comprehensive Plan.
- The use is consistent with the purpose and intent of the zoning district in which it is located.
- The proposed use complies with all applicable provision of the Land Development Code, including any applicable use specific standards in Article 5.2.
- The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).
- Any significant adverse impacts resulting from the use will be mitigated or offset to the extent reasonably feasible.
- Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service for existing development.
- Any significant adverse impacts on the natural environment will be mitigated to the extent reasonably feasible.
- The use complies with all other applicable federal, state, or county laws and regulations.

## Submittal Checklist

### Land Development Application Core Requirements

- Complete Application Form and Processing Fees
- Legal Description, Current Proof of Ownership, Title Commitment and Covenants
- Statistical Fact Sheet
- Legal Description in Microsoft Word (doc, docx)

### Application Items Specific To Conditional Use Permits

- Project Narrative – specific details of the proposed project
- Water Rights Questionnaire
- Reports and Studies

- Site Plan
- Other items as required by staff