

**Conditional Use Approval Criteria
Specified Uses in Commercial Zones
Land Use Review Application Packet Check List**

What is a Conditional Use?

A conditional use is one that is not allowed outright because it may change the desired character of an area. After review, the use may be permitted if there are minimal impacts, or if impacts are mitigated.

How will the BDS review my proposal?

Your conditional use proposal will be reviewed in either a Type II or Type III procedure. The review procedures are explained in Part B of this packet. If you want to know which procedure your application will go through, call or visit the planning and zoning information desk in the Permit Center, 823-7526.

What must I do to complete the application process?

A checklist of everything that you will need to submit with your application is included at the front of this packet. Use the checklist as a guide as you work through the application packet.

The written statement mentioned in the checklist is your opportunity to show how your proposal meets the necessary approval criteria. In addition to the written statement, you may include drawings and other documents that demonstrate how your proposal meets the approval criteria. Directions on how to address the approval criteria are included in Part C of this packet

The site plan is a drawing that shows that your proposal meets the site development standards for your proposed use in your zone. Site development standards are requirements about how you can develop your site, such as building height, setbacks, and number of parking spaces. The site plan is a document that shows that you intend to develop the site in a way that meets these zoning code requirements. In some cases, you will also submit building/landscaping plans that help show that you are meeting the site development standards.

About Specified Conditional Uses In Commercial Zones:

Specified uses are allowed as conditional uses in commercial zones when they have a business or consumer orientation. They must also be of a size and character which blends in with the other commercial uses of the area. The approval criteria for these types of uses apply to the following categories and zones:

- Industrial Service uses in the CS, CG, and CX zones
- Agricultural uses in the CS, CG, and CX zones
- Warehouse and Freight Movement uses in the CG zone

The burden of proof is on you to show how your request meets the approval criteria that are listed below. You may answer in the space that we have provided after the approval criteria list, or you may submit a separate written statement in which you address each item. If you submit a separate written statement, use the approval criteria as an outline, so that anyone who reads your application can find where you have addressed each item.

Requests for conditional use will be approved if the review body finds that you have shown that **all** of the approval criteria have been met.

Approval Criteria:

- A. The proposed use will not have nuisance impacts from noise, odor, vibration, and truck trips greater than usually generated by uses allowed by right in the zone.
- B. Based on the characteristics of the proposed use and its development, the proposal is consistent with the purpose of the commercial zone and with the character of the specific area; and
- C. The proposed use will not significantly alter the overall commercial character of the area, based on the existing proportion of commercial and noncommercial uses and the effects of incremental changes.