

Conditional Use Approval Criteria Helicopter Landing Facilities

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 the 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 planning and zoning in the Development Services 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.

How to Address the Approval Criteria:

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.

Please read the Helicopter Landing Facilities chapter of the Portland Zoning code (33.243). This chapter contains information that you will need in order to completely address the approval criteria.

Important information about safety standards, development standards, application submittals, as well as other information is contained in the chapter. Be sure to note which sections of the chapter apply to your specific proposal. You will probably need to refer back to the chapter as you complete the approval criteria and as you draw the site/building plans.

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. Be sure to address each item.

Approval Criteria:

- A. The proposed rail line or utility corridor is sufficiently separated from nearby land uses so as to allow for buffering of the uses, especially in residential areas. In the case of railroad lines, separation distances should consider the expected number, speed, size, types, and times of trains.
- B. The rail line or utility corridor will not substantially interfere with present or probable future road systems and traffic volumes.

Applicant's Response

Please explain your proposal and how it meets the relevant approval criteria outlined in this handout for a Conditional Use for Helicopter Landing Facility.