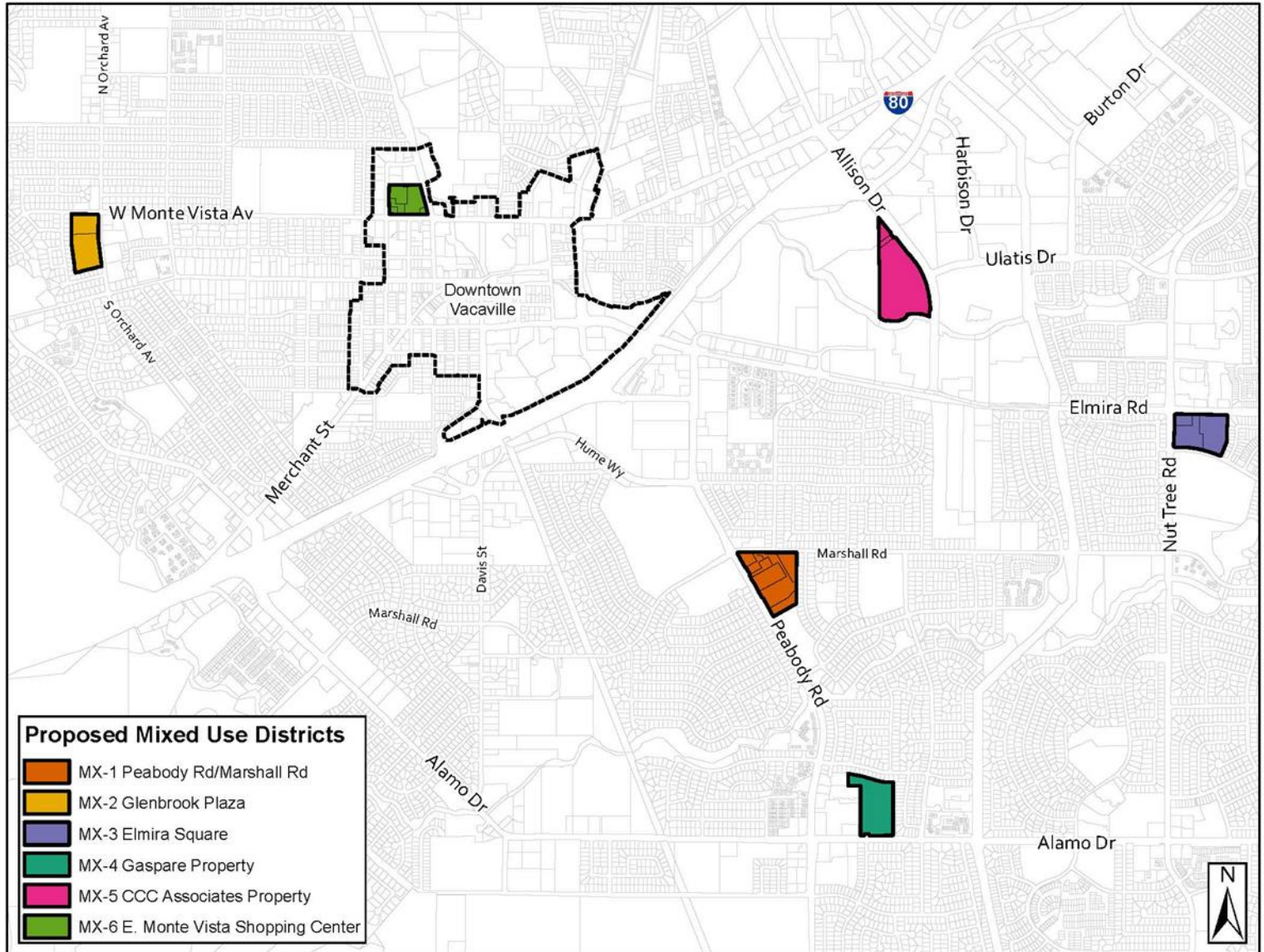


Mixed Use Zoning







Development Code Update

- Code Audit – Now through March 2019
- Code Update starting April 2019



Chapter 14.09.110

Land Use Permits and Approvals, Conditional Use Permits

Sections:

- [14.09.110.010 Purpose.](#)
- [14.09.110.020 Permitting Authority.](#)
- [14.09.110.030 Application Process and Review Procedures.](#)
- [14.09.110.040 Permit To Run with the Land.](#)
- [14.09.110.050 Pre-existing Conditional Uses.](#)
- [14.09.110.060 Modification to Existing and Pre-Existing Conditional Uses.](#)
- [14.09.110.070 Findings Required for Approval.](#)
- [14.09.110.080 Reestablishment of a Conditional Use.](#)

14.09.110.010 Purpose.



Conditional uses are characterized by their potential to generate certain types of impacts, depending upon where the use is located, how it is designed, and how it is operated. These uses require a higher level of review than a permitted use in order to ensure that the use is appropriate as proposed and designed. The conditional use permit process enables the decision-maker to determine whether the use is appropriate for its proposed location, to review its design and site layout to minimize or eliminate impacts, and to impose conditions of approval to ensure the use will be compatible with the surrounding area and with adjacent uses. The conditional use permit can also serve as one approval, incorporating a design review approval, for instance, and eliminating the need for separate applications and review.

The regulations of this chapter are established to achieve the following purposes:

- A. To provide flexibility within zoning districts in siting certain types of uses and in determining whether a use, as proposed, would be appropriate for a particular location;