

WRITTEN NARRATIVE REQUIREMENTS

Written Narrative Description: A written narrative description of the proposed use must be submitted that addresses:

- How the proposed use would satisfy the performance and development standards and zoning regulations as specified for the particular conditional use listed in Article 23.
- How the proposed use shall meet and comply with the Zoning Board Guidelines for issuance of Conditional Use Permits listed below.
- The hours of operation, traffic routes and expected traffic volumes, staffing levels, methods of operation, and off-street parking.
- The number of months/years for which the permit is requested
- The number of months the use is projected to be conducted and whether the character of the use would tend to be seasonal or vary during the duration of the permit.
- The reasons that appear to make the site in question appropriate for the proposed use.
- Whether and the extent to which the use could cause pollution
- The steps to be taken to cause the use to be compatible with other parcels of real property near the site in question.
- Any other such reasonable information about the proposed use that would be necessary or helpful for the impacts of the proposed use to be fully evaluated and considered.

Conditional Use Permit Time Limits

All Conditional Use Permits are issued for a specific time period. The standard time period is 10 years. Some specific uses have time period other than 10 years. The Board of County Commissioners can approve shorter or longer time limits.

Zoning Board Guidelines for Issuance of Conditional Use Permits

1. That the granting of any Conditional Use Permit is in harmony with the general purpose and intent of these regulations, and will not be injurious or detrimental to the public health, safety, and general welfare.
2. That the granting of the Conditional Use Permit will not:
 - a. Impair an adequate supply of light and air to adjacent property;
 - b. Unduly increase hazards from fire or other dangers.
 - c. Increase traffic on streets or highways beyond their capacity;
 - d. Unduly increase the potential for flood damages to adjacent property or lead to additional public expense for flood protection, rescue or relief;
 - e. Otherwise unduly impair the public health, safety, comfort, morals or general welfare of the inhabitants of the County, or otherwise create a nuisance or nuisance-like situation; or
 - f. Pollute the air, land or water.

3. That the conditional use:

- a. Will be designed, constructed, operated, buffered, screened, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not be incompatible with the character of the area.
- b. Will be compatible with and not be hazardous or unduly disturbing to existing or planned future neighboring uses and zoning.
- c. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and wastewater disposal; or that the persons or agencies responsible for the establishment of the proposed use shall agree to adequately provide any such essential facilities and services. With respect to this standard, the minimum infrastructure requirements in Article 31 of these regulations shall be guidelines for interpretation of the minimum infrastructure required for each conditional use.

Each conditional use shall be considered with respect to the infrastructure available and whether additional or improved infrastructure would be needed for the proposed conditional use. If additional or improved infrastructure would be needed, a conditional use permit may be approved if the applicant shall comply with Article 31, Section 2, (C) (1) and (2).

- d. Will not create excessive additional requirements at public cost for public facilities and services.
- e. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to nearby persons or property or the general welfare of the community by reason of excessive production of dust, fumes, glare, illumination, noise, odors, smoke, traffic, or vibration.
- f. Will have vehicular approaches to the property which are so designed and would be provided to prevent an interference with traffic on surrounding public arterial streets.
- g. Will not result in the destruction, loss, or damage of a natural, scenic, aesthetic or historic feature of major importance.
- h. Will comply with the lot, yard, and open space; sign; and off-street parking and loading space requirements of these regulations unless otherwise specifically granted.

ATTACHMENT H