

CHAPTER 08

PERMITTED USES; REVIEW AND APPROVAL

(Amended 05/22/18)

- Section 08.010. Approval Required
- Section 08.020. Application Requirements
- Section 08.030. Review and Approval Procedures

Section 08.010. Approval Required.

All requests to establish a use or to construct any building, structure, or improvement identified as a permitted use by the district requirements in which it is located shall be made on the application form provided by the City detailing the nature of the permitted use request.

Section 08.020. Application Requirements.

An application for a permitted use shall comply with the information requirements of Chapter 11 for review and approval of a subdivision plat or site plan, whichever is applicable, or the requirements for a building permit for a single-family or two-family dwelling or accessory structure, or the requirements of Section 14.040 for an application for a change in permitted use.

Section 08.030. Review and Approval Procedures.

A. A request to construct a single-family dwelling or a two-family dwelling structure on a legal lot of record and all accessory structures permitted by this Code shall be reviewed and approved by the Chief Building Official.

B. Requests for all other permitted uses shall be reviewed by the Reviewing Departments, including a Change in Permitted Use authorized by Section 14.040.

C. The Zoning Administrator and Reviewing Departments shall review the permitted use request and determine if the request:

- 1. is a permitted use within the district;
- 2. complies with the requirements for the district with respect to area, yard, setback, height, buffer and landscape, coverage, parking and unloading, and all other requirements applicable to the district.

- 3. complies with any architectural design requirements;
- 4. does not propose any construction on any critical lands as defined by this Code;
- 5. has met the level of service standards and adequate public facilities requirements as contained in Chapter 13 of this Code; and
- 6. complies with all dedication requirements of the City and provides the necessary infrastructure.

D. Upon finding that the proposed use, building, or structure complies with the standards and requirements of this section, the district requirements in which the property is located, and can be adequately serviced by the existing or proposed infrastructure, the development plans shall be reviewed for compliance to the provisions of the International Building Code. If the request for a permitted use, building, or structure complies with this Code and the International Building Code, the permitted use may be authorized.

E. If the permitted use request does not comply with the requirements of this Code or the International Building Code, the Zoning Administrator shall notify the applicant, identify which requirements have not been satisfied, and indicate whether the applicant should submit a different development application.