

CHAPTER 08**PERMITTED USES; REVIEW AND APPROVAL**

- 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(s) provided by the City detailing the nature of the Permitted Use request.

Section 08.020. Application Requirements.

Applications for the establishment of a permitted use shall be made on the appropriate application form. Applications for a permitted use are required to 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. Requests to construct a single-family dwelling or a two-family dwelling structure (duplex) on a legal lot of record and all accessory structures permitted by this Code shall be reviewed and approved by the Zoning Administrator.

B. Requests for all other Permitted Uses shall be reviewed by the Development Review Committee (DRC), including a Change in Permitted Use authorized by Section 14.040.

C. The Zoning Administrator and Development Review Committee (DRC) 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 requirements, yard requirements, setback requirements, height, buffer and landscape standards, coverage

requirements, parking and unloading requirements, 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.

6. Complies with all dedication requirements of the City and provides the necessary infrastructure as required.

D. Upon finding that the proposed use, building, or structure complies with the standards and requirements of this Code, as contained in Section 08.030, 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 Uniform Building Code, as adopted by the City. If the request for a Permitted Use, building or structure complies with the requirements of this Code and the Uniform Building Code the Permitted Use may be authorized. The Development Review Committee shall advise the Planning Commission and City Council of approved Permitted Uses.

E. If the Permitted Use request does not comply with the requirements of this Code, and the Uniform Building Code, the Zoning Administrator shall notify the applicant, identifying what requirements have not been satisfied and whether the applicant should submit a different development application.