

8.4.2. Conditional Use Permit (CUP) (1/1/15, Ord. 1074)

A. Purpose

The purpose of a conditional use permit is to individually and publicly review the configuration, density, and intensity of a use that is generally compatible with the character of a zone, but requires additional, site-specific conditions to limit and mitigate effects that may be adverse to the desired character of the zone.

B. Applicability

Uses that require a conditional use permit are identified in the standards for each zone. See [Article 2.-Article 4.](#) for zone standards.

C. Findings for Approval

A conditional use permit shall be approved upon finding the application:

1. Is compatible with the desired future character of the area;
2. Complies with the use specific standards of [Div. 6.1.](#);
3. Minimizes adverse visual impacts;
4. Minimizes adverse environmental impacts;
5. Minimizes adverse impacts from nuisances;
6. Minimizes adverse impacts on public facilities;
7. Complies with all other relevant standards of these LDRs and all other Town Ordinances; and
8. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

D. Expiration

A conditional use permit shall expire one year after the date of approval except under one of the following circumstances:

1. The use is commenced and has not been operationally discontinued or abandoned for a period of one year or more;
2. A physical development permit has been issued and is active for physical development needed to commence the use; or
3. An alternate expiration is set through the approval of the CUP.

E. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the each step before moving to the step below.