

PERMITTED USES VS. CONDITIONALLY PERMITTED USES

PERMITTED USES, DEVELOPED FOR EACH ZONING DISTRICT, ALLOW DEVELOPMENT OF A PARCEL INDEPENDENTLY FROM THE USE OF ADJACENT PARCELS OR THE OVERALL LAND USE AREA; THIS BECOMES APPARENT IN THE RURAL AREAS OF THE COUNTY. IF SOME *PERMITTED USES*, IN EACH ZONING DISTRICT, ARE TRANSITIONED TO *PERMITTED USES WITH A CONDITIONAL USE PERMIT* IT WILL ALLOW DEVELOPMENT TO OCCUR BUT REQUIRE SOME ADDITIONAL CONSIDERATION TO ENSURE THE DEVELOPMENT WILL ALIGN MORE CLOSELY WITH THE SURROUNDING USES IN THE RURAL AREAS OF THE COUNTY.

EXAMPLE:

IF A PROPERTY IN THE *RURAL AREA* IS ZONED C-2 (GENERAL COMMERCIAL) THE PROPERTY MAY BE DEVELOPED AS A GAS STATION/CONVENIENCE STORE WITHOUT ANY REQUIREMENTS TO ALIGN WITH THE ADJACENT PARCELS OR GENERAL LAND USE AREA. UNDER THIS CONCEPT, THE DEVELOPMENT WOULD REQUIRE A CONDITIONAL USE PERMIT, WHICH MAY PLACE SOME CONDITIONS ON THE DEVELOPMENT TO HELP THE FINAL PRODUCT MORE CLOSELY ALIGN WITH THE SURROUNDING LAND USES. CONDITIONS MAY INCLUDE FEATURES SUCH AS LANDSCAPING, BUFFERING, NOISE CONTROL, BUILDING MATERIALS, DARK SKY LIGHTING AND REDUCED SIGNAGE SIZE.

PROJECTS WITH VERY LITTLE OR NO CONDITIONS



PROJECTS WITH DEVELOPMENT CONDITIONS

