

VIRGIN TOWN ORDINANCE

AN ORDINANCE RESTATING CHAPTER EIGHT – TOWN STANDARDS, CONDITIONS, AND CONDITIONAL USES . (“VULU”).

RECITALS

WHEREAS, Virgin Town (“Town”) is a municipal corporation duly organized and existing under the laws of the State of Utah, particularly Title 10 of the Utah Code.

WHEREAS, Virgin Town Council (“Town Council”) is both the Town’s governing body and Land Use Authority pursuant to Utah Code § 10-9a- 101 et seq.

WHEREAS, Utah Code provides for the adoption and amendment of Town land use ordinances by the Land Use Authority, which in Virgin is the “Town Council with recommendation by the Planning and Zoning Commission” ; and

WHEREAS, the Virgin Land Use Authority finds that the existing Virgin Town Code (VULU) Chapter 8 Town standards, conditions, and conditional uses, and the various sub sections found within, require updating to meet the changing needs of the town; and

WHEREAS, the Virgin Land Use Authority finds that, to accommodate the towns desire to create a more efficient and understandable CUP process; and

WHEREAS, the Virgin Land Use Authority finds that, to accommodate the towns desire to bring CUP in line with state guidelines; and

WHEREAS, the Virgin Town Planning and Zoning Commission held properly noticed Public Hearings on these amendments on _____, and voted to recommend its draft amendment ordinance to the Virgin Town Council at a regular meeting on _____;

NOW, THEREFORE BE IT ORDAINED by the Land Use Authority of Virgin, Utah acting by and through the Town Council that, in order to provide for the health, safety and general welfare of the citizens of Virgin, Utah, the VULU Ordinance is hereby amended to incorporate the following changes:

ORDINANCE

~~8.1. DEFINITION1~~

~~A conditional use is a zoning exception which allows the property owner use of his land in a way not otherwise permitted within the particular zoning district.~~

~~8.2. PERMITS REQUIRED~~

~~A Conditional Use Permit is designed to allow flexibility within the zoning laws. A zoning ordinance cannot account for every situation, and exceptions such as the conditional use permit gives the zoning authority discretion to allow uses otherwise prohibited in the specific district for the benefit of the neighborhood. A conditional use permit is commonly granted to add commercial, education or religious services to residential zones.~~

~~8.3. STANDARDS FOR CONDITIONAL USES~~

~~No Conditional Use may be approved unless the proposed use complies with the applicable provisions of this Ordinance, State and Federal law; and the following standards that apply to all conditional uses. Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those that could reasonably be expected to arise from a use that is permitted in the district:~~

~~8.3.1. The health, sa~~

~~2~~

~~8.4.1. CONDITIONS TO RUN WITH THE LAND~~

~~Conditions imposed by the Town Council run with the permit and shall be binding on the applicant as well as their successors.~~

~~8.5. STANDARDS TO BE UPHELD.~~

~~The Town shall not issue a land use approval unless the land use authority concludes in its authorized discretion that the application, along with any imposed conditions, is likely to mitigate all identified and reasonably anticipated adverse impacts associated with the use, and is~~

~~likely to comply with the following general standards for all land use, as well as any other specific standards in this zoning ordinance.~~

~~8.5.1. LEGAL COMPLIANCE.~~

~~The Town of Virgin intends for all federal, state and local laws and regulations to be followed.~~

~~8.5.2 RURAL AND UNIQUE.~~

~~The Town of Virgin plans are to continue as a small, unique, rural town, and will therefore regulate uses as follows:~~

~~8.5.2.A Discourage formula homes and businesses;~~

~~8.5.2.B Encourage diversity of business;~~

~~8.5.2.C Limit density of use;~~

~~8.5.2.D Promote small, locally owned businesses;~~

~~8.5.2.E Maintain existing agricultural activities and qualities such as ranching and equestrian use.~~

~~8.6. APPLICATIONS.~~

~~Application for a Conditional Use Permit for new construction or substantial change of use shall be made by the property owner or developer or a certified agent on a form authorized by the Town of Virgin. The application shall initially be filed with the clerk of the Town of Virgin for review of completeness and then submitted to the Virgin Planning and Zoning Commission.~~

~~8.6.1. Name and address of the applicant and/or manager or contact person for the applicant;~~

~~8.6.2. Statement that the applicant is the owner and/or the authorized agent of the property on which the use is proposed to be located;~~

~~8.6.3. Current property ownership information necessary to satisfy notification requirements, which shall include names and addresses of all owners of property located within three (3) hundred feet of the exterior boundaries of the subject property.~~

~~3~~

~~8.6.4. Plats, plans or drawings drawn to scale showing the location and dimensions of all buildings and structures, streets, vehicle circulation patterns, parking, landscape and open space areas, signs or other information as appropriate o the application. Elevation plans shall~~

~~be of sufficient detail to indicate the type and color of building materials and shall indicate materials to be employed and methods of screening provided. Preliminary landscape and irrigation plans which incorporate the landscaping requirements shall be included in the submitted plans.~~

~~8.6.5. Two (2) copies of a plot plan with a legal description.~~

~~8.6.6. The present zone classification for the property.~~

~~8.6.7. A description of the proposed project, and use of the land and the zone classification;~~

~~8.6.8. The present zone classification for the property.~~

~~8.6.9. An estimate of the number of employees and the type of equipment and buildings to be used.~~

~~8.6.10. An estimate of the total project valuation.~~

~~8.6.11. An estimate of the time required for construction of the project, including the time required for construction of each phase if construction is to be made in phases.~~

~~8.6.12. A listing of all permits that may be required by state or federal agencies, with copies of such permits to be submitted to the Virgin Town Staff;~~

~~8.6.13. A listing of all utilities which will be in place before, during and after construction.~~

~~8.6.14. Such other pertinent information, including but not limited to proof of financial responsibility, fiscal impact analysis, professional traffic or other study, construction and excavation plans, and detailed site analysis, as may be required by the Virgin Town Planning and Zoning Commission to evaluate the application.~~

~~8.6.15. Title evidence, in such form as the Virgin Planning and Zoning Commission may determine, indicating ownership of the property and the interest therein, shall be provided at applicants' expense at time of application.~~

~~8.7. BURDEN OF PROOF~~

~~The applicant shall have the burden of providing that the proposed condition use satisfies all of the standards and conditions set forth in the Chapter.~~

~~8.8. PLANNING AND ZONING COMMISSION ACTION.~~

~~The Virgin Town Planning and Zoning Commission shall make a recommendation for approval or denial of a conditional use permit to the Virgin Town Council. In recommending approval of any conditional use, the Virgin Town Planning and Zoning Commission shall consider~~

~~4~~

~~applicable standards for review listed in VULU Chapter 8.1. and impose such regulations and conditions as are necessary to protect the public health, safety and welfare, to accomplish the purposes of the Virgin Town General Plan and this Zoning Ordinance, and to contribute to the general wellbeing of the community. If an applicant meets all requirements of the Zoning Ordinance and all conditions proposed by the Planning and Zoning Commission, the Commission shall recommend approval of a conditional use permit by the Town Council. Within sixty (60) days following the date of official submission of the application along with any conditions proposed.~~

~~Following a public hearing, the Virgin Town Planning and Zoning Commission shall record in writing the findings upon which its recommendation is based. In recommending to the Town Council the denial of a conditional use permit, the Planning and Zoning Commission shall set forth specifically in writing the reasons for recommending denial, citing supporting factual evidence, and provide the applicant and the Town Council with notice of the action. The Town~~

~~Council shall approve or deny conditional use permits only after the Planning and Zoning Commission has reviewed the application and made its recommendation to the Board.~~

~~8.9. TOWN COUNCIL ACTION ON CONDITIONAL USE PERMITS.~~

~~The authority to approve a conditional use permit rests solely with the Virgin Town Council. The Council shall not make its decision without first considering the recommendation of the Virgin Town Planning and Zoning Commission. The Council may affirm or reverse the recommendation of the Planning and Zoning Commission or may modify any conditions proposed by the Planning and Zoning Commission in its recommendation. The Council shall make a decision within one hundred twenty (120) days following the date it receives a recommendation from the Planning and Zoning Commission. The Virgin Town Council shall present, in writing, the reasons for its action, citing supporting factual evidence in the case of denial.~~

~~8.10. INSPECTION.~~

~~Following the issuance of a conditional use permit by the Virgin Town Council, permit holder may apply for a building permit. The building inspector, with the advice of the planning commission or zoning official, shall inspect the lot on which a conditional use permit is issued during construction of any improvements, to ensure that all improvements comply with the conditions of the conditional use permit and building permit.~~

~~8.11. REVOCATION OF CONDITIONAL USE PERMIT.~~

~~The Virgin Town Council may, after notice and hearing before the Board, revoke a conditional use permit if the applicant fails to comply with the conditions imposed upon the original approval of such conditional use permit or any amendment thereto. Permit holder shall immediately cease any use of the property which was based on the Conditional Use Permit upon receipt of notice of revocation from the Council.~~

~~8.11.1. APPEAL~~

~~If the Town Council revokes any permit under this section, the holder of the permit shall have a right to appeal the revocation of the permit. Any appeal of the Town Council's~~

~~5~~

~~decision regarding a Conditional Use Permit application must be filed with the Town Clerk within fifteen (15) days of the decision of action by the Council, action by the applicant or any other person aggrieved by the decision or action. Upon receipt of the appeal, the Council shall set a hearing on the appeal at its next regularly scheduled meeting which is more than fifteen (15) days after the time the Town Clerk received the appeal. The Town shall supply the permit holder of the time, date and place of the hearing at least fifteen (15) days before the hearing. At the hearing, the permit holder shall have the right to be heard on the revocation.~~

~~8.11.2. EXPIRATION~~

~~Furthermore, the Virgin Town Council may revoke, null or void a conditional use permit one (1) year after issuing the permit unless, in the judgment of the Town Council, substantial work shall have been accomplished toward the implementation of the conditional use or unless otherwise specified in the action granting a Conditional Use Permit.~~

~~8.11.3. EXTENSION~~

~~Action authorized by a Conditional Use Permit must commence within one (1) year of the~~

~~time the permit is issued. If the permit holder has not commenced action under the permit within this time, the permit shall expire, and the holder must apply for a new permit. The planning commission may grant an extension for good cause shown. Only one extension may be granted, and the maximum extension shall be six (6) months. In order to obtain an extension, the permit holder must apply in writing before the expiration of the original permit. Application describing the cause for requesting the extension must be submitted to the Town Clerk.~~

~~8.11.4. SUSPENSION~~

~~The Town Council may suspend a Conditional Use Permit following notice and a public hearing. A Conditional Use Permit may be suspended if the Town Council finds one or more of the following:~~

~~8.11.4.A. The permit was obtained by misrepresentation or fraud;~~

~~8.11.4.B. The conditions imposed upon said use permit have not been met; or~~

~~8.11.4.C. The detrimental effects of the use are not substantially mitigated by the conditions and no modification or substitution of said conditions will serve to substantially mitigate such detrimental effects.~~

~~8.12. EXPANSION OF A CONDITIONAL USE.~~

~~No conditional use may be expanded without the approval of a new conditional use permit.~~

CHAPTER 8:

TOWN STANDARDS, CONDITIONS, AND CONDITIONAL USES

8.1. DEFINITIONS

"Conditional use" means a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only with certain conditions that mitigate or eliminate the detrimental impacts.

The Conditional Use Permit (CUP) gives the zoning authority discretion to allow uses otherwise prohibited in the specific district for the benefit of the Town.

8.1.1. CONDITIONS TO RUN WITH THE LAND

A CUP with all conditions imposed by the Town run with the land and shall be binding on the applicant as well as their successors.

8.1.2. EXPANSION OF A CONDITIONAL USE.

No conditional use may be expanded without the approval of a new CUP.

8.1.3 ALTERATION OR ABANDONMENT OF CONDITIONAL USE.

If a use is altered from that which was originally approved or permitted in accordance with this Chapter, or abandoned for one (1) year, or has not been established within one (1) year after the date granted, the permit may be null and void after a decision by the Town Council at a public meeting.

8.1.3.A. Any affected party must be notified of the proceedings and of any results determined.

8.2. PERMIT REQUIRED

8.2.1. A Conditional Use Permit is required if:

8.2.1.A. The use or similar type of use is not listed as a permitted or non-permitted use in the zone that the use is being requested in;

8.2.1.B. The use would be for new construction, substantial change of use, or expansion of use; and

8.2.1.B. If possible problems or detrimental impacts to the surrounding area could be identified in the application or initial review phase that would require mitigating conditions according to the Standards set in this ordinance.

8.2.2. A Conditional Use Permit is NOT required if:

8.2.2.A. The business or structure the use is being held in already obtained a general conditional use permit from the Town for the property in question; and

8.2.2.B. The use is similar or compatible with the current conditional use of the property without adding additional use impact (Initial review by Town Staff or Zoning Administrator may be required for determination.)

8.3. APPLICATION AND REVIEW PROCESS.

8.3.1. APPLICATION.

Application for a Conditional Use Permit for new construction, substantial change of use, or expansion of use shall be filed with the Town clerk by the property owner/ developer or a certified agent on a form authorized by the Town. The Application may include (but is not limited to):

8.3.1.A. Contact info of the applicant (and owner of the property if different);

8.3.1.B. A development plan (see 8.3.2. Below) with any applicable plats, plans, or design drawings necessary for the Standards Review (hard and digital copies will be required and at applicant's expense);

8.3.1.B.i.a. A development plan is not required for a CUP if the structure or land that the use will be held in/on will not be altered.

8.3.1.C. A written description of the proposed project and the use of the land;

8.3.1.D. An estimate of the total project valuation;

8.3.1.E. If applicable, an estimate of the number of employees and the type of equipment and buildings to be uses;

8.3.1.F. An estimate of the time required for construction of the project, including the time required for construction of each phase, if construction is to be made in phases.

8.3.1.G. A listing of all permits that may be required by state or federal agencies, (with copies of such permits to be submitted to the Virgin Town Staff when obtained);

8.3.1.H. A listing of all utilities which will be in place before, during and after construction.

8.3.1.I. Such other pertinent information, including but not limited to proof of financial responsibility, fiscal impact analysis, professional traffic or other study,

construction and excavation plans, and detailed site analysis, as may be required for evaluation of the application.

8.3.2. DEVELOPMENT PLAN.

The development plan may include:

- 8.3.2.A.** A map or satellite image of the existing site and surrounding area with key structures, features, and existing utilities marked;
- 8.3.2.B.** A Site Plan of the proposed buildings, fences, screening, landscaping, vehicle circulation patterns, automobile parking and loading areas, setbacks, walkways, open spaces, permanent signs, any amenities, and any other information deemed necessary to evaluate the proposed uses;
- 8.3.2.C.** As necessary, any plats, plans, or drawings drawn to scale showing the location and dimensions of all existing buildings and structures, streets, parking, landscape and open space areas, signs, or other information as appropriate to the application;
- 8.3.2.D.** Plans for wastewater treatment;
- 8.3.2.E.** Plans for flood water and runoff mitigation;
- 8.3.2.F.** A map of the existing topography of land in sufficient detail to indicate the general lay and elevations of the land;
- 8.3.2.G.** Excavation plans;
- 8.3.2.H.** Irrigation plans which incorporate any landscaping requirements for the zone.

8.3.3. CONDITIONAL USE STANDARDS OF REVIEW.

The Town shall not issue a CUP unless the Planning and Zoning Administrator, in the case of an administrative conditional use, or the Planning Commission, for all other conditional uses, concludes that the application, with possible conditions, can fully mitigate all identified adverse impacts and complies with the following general standards for all conditional uses, as well any of the applicable specific use standards listed. Any affected party may appeal decisions of a CUP. (see 8.4.1. CUP Appeals process below).

8.3.4. STAFF REVIEW.

Upon the filing of the application with the Town clerk and payment received for Conditional Use application filing fees, the application will be reviewed by the Town Staff (may include the Zoning Administrator) for completeness.

8.3.4.A. After the Town Staff review, the application and all pertinent documents may be forwarded to the Zoning Administrator for review.

8.3.4.A.i. The Zoning Administrator may approve all Administrative Conditional Uses. All other CUP's must go before the Planning and Zoning Commission for further review.

8.3.4.B. For applications coming before the Planning and Zoning Commission:

8.3.4.B.i. The clerk will place the CUP consideration on the agenda of the next available Planning and Zoning Commission meeting.

8.3.4.B.ii. The clerk will schedule a public hearing for the CUP consideration according to all applicable notification and posting laws of the State of Utah at least 10 days before a scheduled meeting.

8.3.4.B.ii.1. A letter satisfying all notification requirements will be mailed out by the clerk to all current property owners within 300 feet of the subject property.

8.3.4.B.ii.2. All costs related to this notification will be at the applicant's expense.

8.3.5. ZONING ADMINISTRATOR REVIEW

The Zoning Administrator will review the application with the applicant according to the General Review Criteria, the General Standards for Conditional Uses, and any applicable Specific Conditional Use Standards set in this ordinance.

8.3.5.A. Possible conditions to mitigate any adverse impacts identified may be determined during this review.

8.3.5.B. Upon determination that all applicable criteria have been met in the application and Review of the CUP, the Zoning Administrator may:

8.3.5.B.i. Approve an Administrative CUP;

8.3.5.B.i.1. Following the issuance of an Administrative CUP, the permit holder may apply for a building permit, if applicable.

8.3.5.B.ii. Require more documentation for review purposes; or

8.3.5.B.iii. Pass the application on to the Planning and Zoning Commission for further review and determinations.

8.3.5.C. If it has been determined that added conditions will not be able to fully mitigate adverse effects, the Zoning Administrator may deny the Administrative CUP. All findings will be submitted in writing by the Zoning Administrator to the Town Clerk to go in the applicants file.

8.3.5.D. Any applicant or previously identified affected party may appeal any decision to the Town Council within 15 days of the determination. (See 8.4.1 and VULU Chapter 3 for further clarification of the Appeals process.)

8.3.6. PLANNING AND ZONING COMMISSION REVIEW .

In an open and public meeting with the applicant, the Planning and Zoning Commission will review the CUP according to the General Review Criteria, the General Standards for conditional uses, and any applicable Specific Conditional Use Standards set in this ordinance.

8.3.6.A. Possible conditions to mitigate any adverse impacts identified may be determined during this review.

8.3.6.B. Upon determination that all applicable criteria have been met in the application and Review of the CUP, the Zoning Administrator may:

8.3.6.B.i. Approve the CUP;

8.3.5.B.i.1. Following the issuance of a CUP, the permit holder may apply for a building permit, if applicable.

- 8.3.6.B.ii.** Require more documentation for review purposes; or
- 8.3.6.B.iii.** Deny the CUP.

8.3.6.C. If it has been determined that added conditions will not be able to fully mitigate adverse effects, the Planning and Zoning Commission may deny the CUP. All findings will be submitted in writing by the P&Z to the Town Clerk to go in the application file.

8.3.5.D. Any applicant or previously identified affected party may appeal any decision to the Town Council within 15 days of the determination. (See 8.4.1 and VULU Chapter 3 for further clarification of the Appeals process.)

8.4. TOWN COUNCIL AUTHORITY AND ACTIONS ON CONDITIONAL USES.

8.4.1. APPEAL TO TOWN COUNCIL.

Upon receipt of an appeal of a CUP determination by an affected party, the Town Council shall schedule a hearing of the issue within sixty ? (60) days following the date it receives an appeal request.

8.4.1.A. The Town Council shall not make its decision without first reviewing the decision of the Zoning Administrator and/or Planning and Zoning Commission.

8.4.1.B. The Council may affirm or reverse the decision of the Zoning Administrator or Planning and Zoning Commission or may modify any conditions proposed by them during their review.

8.4.1.C. Once a decision has been made, the Virgin Town Council shall present, in writing to the party making the appeal, the reasons for its action, citing supporting factual evidence in the case for approval, denial, or modification.

8.4.1.D. Upon a determination to sustain the denial of the CUP application, the applicant has the right to continue the appeals process found in Chapter 3 of VULU.

8.4.2. REVOCATION OR SUSPENSION OF CUP .

After inspection and determination by Town Staff and the Zoning Administrator for the need to revoke or suspend a CUP, notice will be sent out to the permit holder. The permit holder will have fifteen (15) days to appeal to the Town Council.

8.4.2.A. The appeal must be filed with the Town Clerk within fifteen (15) days of the date of the notice by the permit holder or any other person aggrieved by the decision or action.

8.4.2.B. Upon receipt of the appeal, the Clerk shall set a hearing on the appeal at the Council's next regularly scheduled meeting, which is more than fifteen (15) days after the time the Town Clerk received the request.

8.4.2.C.The Town shall supply the permit holder of the time, date and place of the hearing at least fifteen (15) days before the hearing.

8.4.2.D.At the hearing, the permit holder shall have the right to be heard on the revocation or suspension.

8.4.2.E.The Virgin Town Council may, after notice and hearing before the Council, revoke or suspend a CUP if:

8.4.2.E.i. It is determined that the permit was obtained by misrepresentation or fraud;

8.4.2.E.ii. The conditions, or any amendments to conditions, imposed upon said use permit have not been met; or

8.4.2.E.iii. The detrimental effects of the use are not substantially mitigated by the conditions that were set and no modification or substitution of said conditions will serve to substantially mitigate such detrimental effects.

8.4.2.F. Once a decision has been made, the Virgin Town Council shall present, in writing, the reasons for its action, citing supporting factual evidence in the case for reinstatement of the CUP or sustainment of the revocation.

8.4.2.G. Upon determination of revocation or suspension of a CUP, the permit holder shall immediately cease any use of the property which was based on the CUP upon receipt of the notice of revocation or suspension from the Council.

8.4.2.H. Upon a determination to sustain the revocation or suspension of the CUP, the permit holder has the right to continue the appeals process found in Chapter 3 of VULU.

8.4.3. EXPIRATION DETERMINATION

If work is not completed by the applicant in one (1) year, the Town Council holds the right to revoke, nullify, or void a CUP unless, in their judgment, substantial work has been accomplished toward the implementation of the conditional use or unless otherwise specified in the action granting a CUP.

8.4.4. EXTENSION OF CUP

The Zoning Administrator may grant an extension for all CUPs if shown good cause.

8.4.4.A. Only one extension may be granted, and the maximum extension must not exceed twelve (12) months.

8.4.4.B. In order to obtain an extension, the permit holder must apply in writing before the expiration of the original permit. Application describing the cause for requesting the extension must be submitted to the Town Clerk.

8.4.5. INSPECTIONS.

During construction, the building inspector or Zoning Administrator inspects the lot on which a CUP is issued to ensure that all improvements comply with the conditions of the CUP and building permit.

8.4.5.A. The Zoning Administrator shall conduct investigations in response to citizen complaints or at the direction of the Planning & Zoning Commission or Town Council to ensure all conditions are being met.

8.5. GENERAL CUP REVIEW CRITERIA.

An applicant for a CUP in the zone must demonstrate:

- 8.5.1.** The application can comply with all applicable Town, State and Federal laws;
- 8.5.2.** The structures associated with the use are generally compatible with surrounding structures of the zone in terms of use, scale, mass, and circulation;
- 8.5.3.** The use is not detrimental to the public health, safety, and welfare;
- 8.5.4.** The use is consistent with the Town's General Plan as amended;
- 8.5.5.** Traffic conditions are not adversely affected by the proposed use, including the existence or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
- 8.5.6.** There is sufficient emergency vehicle access;
- 8.5.7.** The location and design of parking and off-street parking complies with Town standards for the zone;
- 8.5.8.** A plan for fencing, screening, and landscaping to separate and mitigate the potential for conflict with adjoining uses;
- 8.5.9.** The site has or is planned to have sufficient utility capacity;
- 8.5.10.** Exterior lighting complies with the lighting standards of the zone;
- 8.5.11.** Possible impacts on groundwater have been mitigated;
- 8.5.12.** Slope retention and flood potential, within and adjoining the site, have been fully mitigated and is appropriate to the topography of the site;
- 8.5.13.** Any possible issues regarding noise have been identified and will comply with Town standards;
- 8.5.14.** Times of operation are consistent with underlying zone.

8.6. GENERAL STANDARDS FOR CONDITIONAL USES.

As potential concerns are identified during the Review process for a CUP, the following standards must be used to establish conditions to possibly mitigate those concerns.

8.6.1. STANDARD: THE SAFETY OF PEOPLE AND/OR PROPERTY.

Conditions:

- 8.6.1.A.** Traffic control:
 - 8.6.1.A.i.** minimizing the traffic flow
 - 8.6.1.A.ii.** directing the traffic flow
 - 8.6.1.A.iii.** limiting the types of vehicles

- 8.6.1.B. Requiring fencing or other types of protection
- 8.6.1.C. Requiring additional setbacks or land area
- 8.6.1.D. lighting for safety

8.6.2. STANDARD: HEALTH AND SANITATION.

Conditions:

- 8.6.2.A. Controlling outdoor storage
- 8.6.2.B. Requiring proper sewer connections or treatments
- 8.6.2.C. Demanding proper disposal of solid waste, abandoned or discarded property, and safety hazards
- 8.6.2.D. Controlling dust or other types of air pollution

8.6.3. STANDARD: ENVIRONMENTAL CONCERNS.

Conditions:

- 8.6.3.A. Enforcing well-head protections standards, when applicable.
- 8.6.3.B. Requiring planting or ground cover to control dust, runoff and erosion.
- 8.6.3.C. Enforcing necessary standards for the protection of watershed.
- 8.6.3.D. Controlling the disposal of hazardous materials.
- 8.6.3.E. Requiring no special uses of resources.

8.6.4. STANDARD: THE GENERAL PLAN.

- 8.6.4.A. Protecting the quality of the underlying zone.
 - 8.6.4.A.i. traffic
 - 8.6.4.A.ii. lighting
 - 8.6.4.A.iii. esthetics
 - 8.6.4.A.iv. noise
 - 8.6.4.A.v. landscaping
 - 8.6.4.A.vi. open space areas
 - 8.6.4.A.vii. general use and design
- 8.6.4.B. Encourage diversity of business;
- 8.6.4.C. Promote small, locally owned businesses;
- 8.6.4.D. Encourage agricultural activities such as ranching and equestrian use.

(Everything from here will be renumbered accordingly)

8.7. SPECIFIC REVIEW CRITERIA FOR CERTAIN CONDITIONAL USES.