

FINDINGS FOR USE PERMITS
(Section 153.251)

(A) After a public hearing, the Planning Commission may authorize a conditional use in any zoning district in which such use is permitted by the provisions of this chapter provided the facts presented at the public hearing allow the Planning Commission to make all of the following findings:

(1) Explain why the proposed use at such location is necessary or desirable to provide a facility or service which will contribute to the general well being of the neighborhood or community or which needs to be located where proposed due to the operating requirements of a public utility or service:

(2) Explain why the proposed use at the particular location will be consistent with the intent, purpose, and objectives of this chapter and the General Plan:

(3) Explain why the proposed use in such location will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of such use or be injurious to property or improvements in the vicinity:

(4) Provide specific information to show that the site for the proposed use is adequate in size, shape and topography to accommodate the proposed use:

(5) Provide specific information to show that the site for the proposed use can be served by roads of adequate width and design to accommodate the quantity and type of traffic generated by such use:

(6) Provide specific information to show that adequate utilities and other services required for such use exists or can be provided:

I, _____, hereby certify that I have read and understand the provisions of Sections 153.245 through 153.255 of the Woodside Municipal Code, pertaining to Conditional Uses as it relates to the property herein under consideration and that the foregoing is true and correct to the best of my knowledge.

Signature: _____

Assessor's Parcel Number: _____

Contact Person and Phone Number: _____

(B) If the facts do not establish that the proposed use meets the findings and qualifications set forth in this section, the Planning Commission shall deny the application for a conditional use.

CONDITIONS REQUIRED (Section 153.252):

(A) When authorizing any use permit, the Planning Commission shall prescribe such conditions, in addition to those specifically required by this chapter, as are, in the opinion of the Planning Commission, necessary to secure the objectives of this chapter and the General Plan. Special conditions which may be required shall include, but not be limited to, the provision of special yards and open spaces, the provision of landscaping and fencing, the surfacing of parking areas, the dedication of easements, and the regulation of signs, noise, odors, hours of operation, and other appropriate elements.

(B) The Planning Commission may also require the applicant or the property owner to provide such guarantees as the Planning Commission deems necessary to ensure compliance with the conditions imposed.

(C) The Planning Commission may also impose a time limitation and/or periodic review requirement for any use permit.

LAPSE OF USE PERMITS (Section 153.253):

A use permit shall lapse and become null and void one year following the date on which the use permit became effective, unless, prior to the expiration of one year, the use has commenced; a building permit has been issued and construction has commenced to the point where the building foundations have been completed; a certificate of occupancy has been issued; or the use permit has been renewed for an additional period not to exceed one year by the Planning Commission upon the filing of a written request by the applicant.