

Lane Code
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**NONCONFORMING LOTS, NONCONFORMING USES OF LAND,
NONCONFORMING STRUCTURES AND NONCONFORMING USES OF
STRUCTURES AND PREMISES**

10.305-05 Purpose.

Within the Districts established by this chapter or amendments that may later be adopted, there exist lots, structures and uses of land and structures which were lawful before this chapter was passed or amended, but which would be prohibited, regulated or restricted under the terms of this chapter or future amendments.

It is the intent of this chapter to permit these nonconformities to continue until they are removed or abandoned, but not to encourage their survival. Such uses are declared by this chapter to be incompatible with permitted uses in the Districts involved. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended, not be used as grounds for adding other structures or uses prohibited elsewhere in the same District.

To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction or designated use of a building, structure or use for which a building permit in accordance with the County Building Code (Chapter 11 of this Code) has been legally issued prior to the effective date of adoption or amendment of this chapter, except that applications for extension of a building permit shall not be approved to exceed a time of one year from the date of the adoption or amendment. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.305-10 Nonconforming Lots of Record.

In any Districts, except the EFU, A-1, A-2, FM, F-1, F-2 and FF Districts where use of pre-existing parcels is provided in a different manner, in which single-family dwellings or mobile homes are allowed by other provisions of this chapter, a single-family dwelling or mobile home and customary accessory buildings may be erected on any single lot of record otherwise conforming to the requirements of all applicable County laws at the effective date of adoption or amendment of this chapter making the lot nonconforming. A single lot of record shall be either any tract of land existing as a unit or contiguous units of land under single ownership; any lot or parcel in an approved subdivision or partition; a parcel of land upon which a subsurface sewage disposal system has been approved and installed pursuant to a permit issued by Lane County; each parcel of land appurtenant to such subsurface sewage disposal system shall constitute a single lot of record. This provision shall apply even though such lot fails to meet the requirements for an area or width, or both. Other regulations for the District in which such lot is located. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 12-76, 12.31.76; 7-77, 8.12.77; 1-82, As Amended, 4.16.82)*

10.305-15 Nonconforming Uses of Land (or Land with Minor Structures).

Where, at the effective date of adoption or amendment of this chapter, lawful use of land exists that is made no longer permissible under the terms of this chapter as enacted or amended, and where such use involves no individual structure with a replacement cost exceeding \$1,000, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

(1) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this chapter.

(2) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this chapter.

(3) If any such nonconforming use of land ceases for any reason for a period of more than one year, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which land is located.

(4) No additional structure not conforming to the requirements of this chapter shall be erected in connection with such nonconforming use of land.

(5) Additional structures for fencing, or otherwise visually improving a nonconforming use of land which will not extend the size, area, or operation of the nonconforming use of land and will not materially prolong its economic life, may be permitted subject to approval of a Site Review Permit as provided in LC 10.335 below. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 12-76, 12.31.76)*

10.305-20 Nonconforming Structures.

Where a lawful structure exists at the effective date of adoption or amendment of this chapter that could not be built under the terms of this chapter as adopted or later amended by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

(1) No such structure may be enlarged or altered in a way which increases its nonconformity.

(2) Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed, except in conformity with the provisions of this chapter. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 12-76, 12.31.76)*

10.305-25 Nonconforming Uses of Structures or of Structures and Premises in Combination.

If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this chapter that would not be allowed in the district under the terms of this chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

(1) No existing structure devoted to a use not permitted by this chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered, except as allowed in this section and except a structure may be moved out of an existing or proposed street right-of-way to another portion of the parcel or lot upon which it is located.

(2) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this chapter, but no such use shall be extended to occupy any land outside such building.

(3) If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use in the same manner and procedure provided for Temporary Use Permits in LC 10.325 below if it is determined the character and nature of the proposed use will contribute to less incompatibility between the existing nonconforming structure, or structure and premises, and the uses and structures existing in the surrounding vicinity.

(4) Remodeling, additions or enlargements of existing single-family dwellings, duplexes, churches and schools may be made if otherwise conforming to the

requirements in effect for the district in which located pertaining to height, yard, setback, coverage, and vision clearance.

(5) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the use regulations for the district in which such structure is located, and the nonconforming use may not thereafter be resumed.

(6) Additional structures for fencing, covering, or visually improving a nonconforming use of a structure, or structure and premises in combination, which will not extend the size, area, or operation of the nonconformity and will not materially prolong its economic life may be permitted subject to approval of a Site Review Permit as provided in LC 10.335 below.

(7) When a nonconforming use of a structure, or structure, and premises in combination, is discontinued or abandoned for one continuous year, the structure, or structure and premises in combination, shall not thereafter be used, except in conformance with the regulations of the district in which it is located.

(8) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall establish the nonconforming use of land only. Destruction for the purpose of this provision is defined as damage to an extent of more than 50 percent of the assessed true cash value of the building at the time of destruction.

(9) Notwithstanding the provisions of this or other sections of LC Chapter 10, a single-family dwelling, mobile home or duplex in an NR; EFU; FM; FF-20; GR-10; AGT; RR-1, -2, -5 District may be replaced without a partition approved pursuant to LC Chapter 13 if:

(a) The single-family dwelling, mobile home or duplex has been removed because it is no longer fit for human habitation. The single-family dwelling, mobile home or duplex must have been occupied within one year of the date of removal. The necessary permits must be obtained and substantial construction begun within four years of the date of removal.

(b) The single-family dwelling, mobile home or duplex has been destroyed. The single-family dwelling, mobile home or duplex must have been occupied within one year of the date of removal. The necessary permits must be obtained and substantial construction begun within four years of the date of the destruction.

(10) Notwithstanding the provisions of this or other section of LC Chapter 10, a single-family dwelling in an RA; R-1; RG; RP or any commercial or industrial zone may be replaced without a partition approved pursuant to LC Chapter 13 if:

(a) The single-family dwelling has been removed because it is no longer fit for human habitation. The single-family dwelling must have been occupied within one year of the date of removal. The necessary permits must be obtained and substantial construction begun within four years of the date of removal.

(b) The single-family dwelling has been destroyed. The single-family dwelling, mobile home or duplex must have been occupied within one year of the date of removal. The necessary permits must be obtained and substantial construction begun within four years of the date of the destruction.

(11) A mobile home located in an RA; R-1; RG; RP or any commercial or industrial zone shall be allowed to continue as a nonconforming use. However, if a mobile home located in an RA, R-1, RG, RP or any commercial or industrial zone is discontinued for any reason for more than six months, it shall not be re-established. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 12-76, 12.31.76; 7-77, 8.12.77)*

10.305-30 Repairs and Maintenance.

(1) On any nonconforming structure or structure devoted in whole or in part to any nonconforming use, work may be done on ordinary repairs or on repair or replacement of walls, fixtures, wiring or plumbing, to an extent not exceeding an accumulative total of 50 percent of the assessed true cash value of the building at the time said structure became nonconforming, provided that the cubic content of the building as it existed at the time of passage or amendment of this chapter shall not be increased.

(2) Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety upon order of such official. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.305-35 Uses Under Conditional Use or Temporary Permit Provisions Not Nonconforming Uses.

Any use for which a Conditional Use or Temporary Permit has been granted as provided in this chapter and remains valid shall not be deemed a nonconforming use. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.305-40 Public Land.

Unzoned public land notwithstanding subsequent zoning may be used for the purposes intended when the land was acquired, notwithstanding the use provisions of the district in which the land is situated. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

PROCEDURES FOR ZONING, REZONING AND AMENDMENTS TO REQUIREMENTS

10.315-05 Purpose.

As the Comprehensive Plan for Lane County is implemented, changes in District and other requirements of this chapter will be required. Such amendments shall be made in accordance with the procedures of this section. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 5-81, 4.8.81)*

10.315-20 Criteria.

Zonings, rezonings and changes in the requirements of this chapter shall be enacted to achieve the general purpose of this chapter and shall not be contrary to the public interest. In addition, zonings and rezonings shall be consistent with the specific purposes of the Zone District classification proposed, applicable Comprehensive Plan elements and components, and Statewide Planning Goals for any portion of Lane County which has not been acknowledged for compliance with the Statewide Planning Goals by the Land Conservation and Development Commission. Any zoning or rezoning may be effected by Ordinance or Order of the Board of County Commissioners, the Planning Commission or the Hearings Official in accordance with the procedures in this section. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 6-80, 9.1.80; 5-81, 4.8.81)*

10.315-35 Initiation/Application.

(1) By Planning Commission. The zoning of unzoned properties, the rezoning of properties and amendment of this chapter may be initiated by the Planning Commission upon its own motion or upon petition by the Planning Commission upon request of the Board of Commissioners as provided in LC 10.315-35(2) below.

(2) By Board of Commissioners. The zoning of unzoned properties, the rezoning of properties and the amendment of this chapter may be initiated by the Board

of Commissioners in the form of a request to the Planning Commissions that they consider the proposed zoning, rezoning or amendment.

(3) By Applicant. Application for the zoning or rezoning of properties may be made by any person pursuant to Type III procedures of LC Chapter 14. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 6-80, 9.1.80; 5-81, 4.8.81; 16-83, 9.14.83; 19-03, 10.29.19)*

10.315-40 Moratorium on Permits and Applications-Legislative Matters.

(1) After any matter for zoning, rezoning or amendment to this chapter affecting particular property has received tentative action by the Board, but has not yet become final and effective, no Zoning, Land Division or Building Code Application or request shall be accepted, granted, issued or approved, except as herein provided.

(2) After such final action, granting of pending or subsequent Applications or requests shall be in accordance with the requirements of the Zoning District classification or requirements as amended by the final action.

(3) The provisions of this subsection (LC 10.315-40) shall not be applicable to the issuance of Building, Plumbing Permits, or on-site sewage for normal repairs or corrections, nor shall the provisions apply when the proposed Application or request meets both the requirements of the existing Zoning District requirement and the proposed change or amendment, or to the approval of a final minor partition, a major partition map, or subdivision plat. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 5-81, 4.8.81; 18-81, 1.4.82)*

10.315-55 Planning Commission Public Hearing and Notice--Legislative Matters.

(1) The Planning Commission shall hold not less than one public hearing on each proposed legislative zoning or rezoning and amendment to the requirements of this chapter.

(2) Notice of the time and place of hearing shall be given at least 10 days in advance by publication in a newspaper of general circulation in the County or in the territory concerned.

(3) The Planning Commission shall review the Application or proposal and shall receive pertinent evidence and testimony as to why or how the proposed change is inconsistent with the criteria provided in LC 10.315-20 above for zoning, rezoning and amendment to the requirements of this chapter. The Commission shall determine whether the testimony at the hearing supports a finding that the proposal does or does not meet the required criteria, and shall recommend to the Board of Commissioners accordingly that the proposal be adopted or rejected. *(Revised by Ordinance No. 6-80, Effective 9.1.80)*

10.315-57 Review Procedures.

Applications for zoning or rezoning of specific properties shall be heard by the Hearings Official pursuant to Type III procedures of LC Chapter 14. *(Revised by Ordinance No. 6-80, Effective 9.1.80; 5-81, 4.8.81; 18-81, 1.4.82; 16-83, 9.14.83; 19-03, 10.29.19)*

10.315-60 Action by the Board of Commissioners.

(1) Upon receipt of an affirmative Planning Commission recommendation for legislative matters provided in LC 10.315-55 above, the Board of Commissioners shall schedule a public hearing as provided in LC 10.315-60(2) below. The Board may schedule such a public hearing in the absence of an affirmative Planning Commission recommendation.

(2) Prior to taking any action which would alter or modify a Planning Commission recommendation or Hearings Official's Order, the Board of Commissioners may first refer the proposed alteration or modification to the Planning Commission or

Hearings Official for a recommendation. Failure of the Commission or Hearings Official to report within 20 days after the referral, or such longer period as may be designated by the Board, shall be deemed to be approval of the proposed alteration or modification. It shall not be necessary for the Commission or Hearings Official to hold a public hearing on the proposed alteration or modification.

(3) In reversing a recommendation of the Planning Commission or Order of the Hearings Official, the Board of Commissioners shall indicate by Order the basis for its decision. *(Revised by Ordinance No. 6-80, Effective 9.1.80; 5-81, 4.8.81; 18-81, 1.4.82)*

10.315-65 Order of Intent to Rezone (also includes Rezoning of Specific Properties.

(1) If, from the facts presented as required by this Code, it is determined by the Hearing Body that granting a Zoning or Rezoning Application would comply with the general purpose of this chapter only if the property in question would be developed as proposed in a reasonable time rather than being in a state of speculative holding, the Hearing Body shall indicate its general approval in principle of the zoning or rezoning by the adoption of an "Order of Intent to Zone or Rezone" said property. This Order shall include any conditions, stipulations or limitations which the Hearing Body determines are necessary to require in the public interest as prerequisite to final action, including those provisions necessary to prevent speculative holding of the property after zoning or rezoning; and such conditions, stipulations or limitations shall be incorporated as part of the site plan as provided below.

(2) A site plan shall be required as provided in this chapter for Site Review Permits and shall be binding upon the property. Upon approval of the Order of Intent by the Hearings Official or Board, the property under these provisions shall be plainly marked as "SR" on map attached as an exhibit to the Order and on the Zoning Map. Any approved site plan may be amended or it may be released from the restrictions of such site plan by application to and approval by the Hearings Official pursuant to Type III procedures of LC Chapter 14. No other changes shall be made constituting a departure from the approved site plan except by amendment or release as herein provided.

(3) The fulfillment of all conditions, stipulations and limitations contained in the Order of Intent on the part of the applicant shall make the Order a binding commitment upon Lane County. Upon completion of compliance action required by the Order of Intent, the applicant shall make application, pursuant to Type II procedures of LC Chapter 14, for effectuation of the zoning. Determination that the conditions of the Order of Intent have been met shall be pursuant to a routine administrative action by the Director. If the applicant has completed the necessary compliance action required by the Order of Intent, the Director shall approve the application and effectuate the zoning by Administrative Order.

(4) One extension of the two-year time period to complete the compliance action required by the Order of Intent may be applied for by the applicant through submitting an application for an extension of the Order of Intent. The application shall be reviewed by the Director pursuant to Type II procedures of LC Chapter 14, and may be approved if it complies with the following criteria.

(a) The application was submitted to and accepted by the Department prior to the expiration of the two-year time period.

(b) The applicant has made a good faith, reasonable effort and progress in completing the necessary compliance action.

(c) The reason for delay in completing the necessary compliance conditions could not have been reasonably avoided.

(d) The uncompleted compliance action can be completed within a time period not to exceed two years beyond the original time set forth for completing the

compliance action. (*Revised by Ordinance No. 6-80, Effective 9.1.80; 5-81, 4.8.81; 18-81, 1.4.82; 16-83, 9.14.83; 19-03, 10.29.19*)

10.315-90 Official Zone District Ordinance and Zoning Maps.

(1) The establishment and change of boundaries of Districts shall be made by Ordinance or by Order. Attached and referenced to the Ordinance or Order shall be a map of the lands affected by the Ordinance or Order.

(2) Final zoning designations shall be marked on durable and accurate maps capable of being reproduced. One set of prints shall be made from the masters adopted by reference in the Ordinance and filed for record with the Ordinance. Subsequent zone changes or Zoning District boundary changes shall be made by Ordinance or Order and attached map, adopted by reference, and filed for record with the Ordinance or Order.

(3) A set of up-to-date Zoning Maps shall be maintained for the convenience of the County and the public. The Zoning Maps shall indicate the location and geographical boundaries of the various Districts and shall set forth the District classifications applicable to the land indicated on the Zoning Maps. The Zoning Maps shall be maintained on file in the Planning Division and shall be available at reasonable times for inspection by the public. All amendments to the original District boundaries shall be reflected on the Zoning Maps. On the face of new or revised maps shall be the appropriate reference numbers (e.g., Ordinance, Order or Journal Number) of the Ordinance or Ordinances or Order or Orders zoning the lands covered by the map.

(4) Where a Zone District boundary is to be determined by a map enacted under this section, rather than by a legal description, and where uncertainty exists regarding the specific zone boundary, the following rules shall apply.

(a) Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.

(b) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(c) Boundaries indicated as approximately following city limits shall be construed as following such city limits.

(d) Boundaries indicated as following railroad lines and public utility easements shall be construed to be midway between the main tracks or utility easements, whichever is applicable.

(e) Boundaries indicated as following shorelines shall be construed to follow the high-water line. In the event of a change of high-water line, the boundary will follow the line no matter how it shifts. Boundaries indicated as following the centerlines of streams, rivers, canals or other bodies of water shall be construed to follow said centerline, and no matter how the centerline should shift, the boundary would remain the centerline as shifted.

(f) Boundaries indicated as parallel to or extensions of features indicated in LC 10.315-90(4)(a) through (e) above shall be so construed. Distances not specifically indicated within this chapter adopting a specific zone boundary shall be determined by the scale of the map attached as an exhibit to the Ordinance.

(g) Where physical features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by LC 10.315-90(4)(a) through (f) above, the Planning Commission shall interpret the zone boundaries.

(h) Where a zone boundary divides an ownership of property, unless the same is indicated by dimensions within the Ordinance or Order adopting the zone boundary, the boundary shall be determined by the use of the scale appearing on the map

attached as an exhibit to the Ordinance or Order. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 1-76, 1.28.76; 17-79, 1.11.80; 14-80, 7.16.80; 6-80, 9.1.80; 5-81, 4.8.81)*

10.315-92 Treatment of Vacated Property.

Where a public street or alley is officially vacated, the Zoning District requirements applicable to the property to which the vacated area becomes a part shall apply to the vacated property. *(Revised by Ordinance No. 1-76, Effective 1.28.76)*

10.315-93 Error in Legal Description.

Notwithstanding any other provision in this chapter, where the sole basis for a zoning or rezoning, whether initiated by Application, the Planning Commission or the Board, is in error in a legal description, if applicable in the Ordinance or Order zoning or intended to zone the property, the zoning or rezoning shall be referred to the Planning Director for investigation and a report. After such investigation and report, the zoning or rezoning shall be considered in accordance with the procedures for hearings provided in LC 10.315-55. *(Revised by Ordinance No. 8-78, Effective 5.17.78; 6-80, 9.1.80)*

CONDITIONAL USE PERMITS

10.320-05 Purpose.

Certain types of uses require special consideration prior to their being permitted in a particular District. The reasons for requiring such special consideration include, among others, the size of the area required for the full development of such uses, the nature of the traffic problems incidental to operation of the uses, and the effect such uses have on any adjoining land uses and on the growth and development of the County as a whole. All uses permitted conditionally possess unique and special characteristics making impractical their inclusion as outright uses in many of the various Districts herein defined. Location and operation of designated Conditional Uses shall be subject to review and authorized only by issuance of a Conditional Use Permit. The purpose of review shall be to determine that the characteristics of any such use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas, and for the further purpose of establishing such conditions as may be reasonable so that the basic purposes of this chapter shall be served. Nothing herein shall be construed to require the granting of a Conditional Use Permit. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.320-15 Conditional Uses.

(1) In addition to those Conditional Uses provided specifically within the various Zoning District classifications, the following uses are designated Conditional Uses and may be permitted in any Zoning District classification, except as expressly limited.

- (a) Airport, heliport, or aircraft landing field, together with accessory land uses relevant and appropriate to the operation.
- (b) Amusement park.
- (c) Carnival or circus, outdoor.
- (d) Cemetery, animal.
- (e) Cemetery, human.
- (f) Correctional institution.
- (g) Garbage dump, sanitary landfill.
- (h) Golf course.
- (i) Jail.
- (j) Penal farm.

- (k) Race track.
- (l) Radio and television stations.
- (m) Rock, sand, gravel, and loam excavation.
- (n) Sewage treatment plant.
- (o) Stable and academy, commercial riding.
- (p) Mobile home park. (See Mobile Home Park Section for additional requirements.)
- (q) Tourist park.
- (r) Camping vehicle park.
- (s) Campground.

(2) Where a use is not authorized in any zone, or where ambiguity exists concerning the appropriate classification or procedure for the establishment of a particular use or type of development, such use or type of development may be established by a Conditional Use Permit in accordance with the provisions of this section (LC 10.320).

(3) Notwithstanding the requirements in LC 10.320-05 through -55, telecommunication facilities are allowed subject to compliance with the requirements of LC 10.400 and with applicable requirements elsewhere in LC Chapter 10 including but not necessarily limited to: the Floodplain Combining Zone (LC 10.271); Greenway Development Permit (LC 10.322); the Coastal Resource Management Combining Zones (LC 10.240, 10.245, 10.250, 10.255, 10.260, 10.265, and 10.270); and Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 4-02, 4.10.02)*

10.320-20 Criteria.

A Conditional Use Permit may be granted only if the proposal conforms to all of the following criteria:

- (1) Conformity with the Comprehensive Plan for Lane County.
- (2) The location, size, design and operating characteristics of the proposed use:
 - (a) Will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, and
 - (b) Will not be adversely affected by the development of abutting properties and the surrounding vicinity. (Consideration may be given to harmony in scale, bulk coverage and density, to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets and roads; and to any other relevant impact of the use.)
 - (c) Will not be adversely affected by known natural hazards, such as floods, slides, erosion.
 - (d) Will not create a hazardous natural condition such as erosion, landslide, flooding. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-82, 7.9.82)*

10.320-30 Conditions.

Reasonable conditions may be imposed in connection with the Conditional Use Permit as necessary to meet the purposes of this section. Guarantees and evidence may be required that such conditions will be or are being complied with. Such conditions may include, but are not limited to, requiring:

- (1) Special yards and spaces.
- (2) Fences and walls.
- (3) Surfacing of parking areas to requirements of County or other appropriate agencies.

- (4) Street and road dedications and improvements (or bonds).
- (5) Control of points of vehicular ingress and egress.
- (6) Special provisions on signs.
- (7) Landscaping and maintenance thereof.
- (8) Maintenance of the grounds.
- (9) Control of noise, vibration, odors or other similar nuisances.
- (10) Limitation of time for certain activities.
- (11) A time period within which the proposed use shall be developed.
- (12) A limit on total duration of use. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.320-35 Application.

Application for a Conditional Use Permit may be made by any person pursuant to Type III procedures of LC Chapter 14. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-76, 1.1.77; 5-81, 4.8.81; 16-83, 9.14.83; 19-03, 10.29.19)*

10.320-55 Review Procedure.

Applications for Conditional Use Permits shall be heard by the Hearings Official pursuant to Type III procedures of LC Chapter 14. *(Revised by Ordinance No. 16-83, Effective 9.14.83; 19-03, 10.29.19)*

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ARE RESERVED FOR FUTURE EXPANSION