

SUBMITTAL DATE: _____

PVA MAP NUMBER: _____

PAYMENT DATE: _____

AMOUNT: _____

PAYMENT TYPE: _____

* See Fee Schedule

CONDITIONAL USE APPLICATION

The following items are to be submitted, along with this application, **three (3) weeks prior to the scheduled meeting:**

- A Development or Site Plan [DGS 6 or 7] illustrating the proposal and the location of the requested conditional use on-site,
- A copy of the deed / legal description,
- The Application and Plan Fee, payable to the Hardin County Planning and Development Commission, and
- The Recording Fee for the Certificate of Land Use Restriction or Subdivision Plat (refundable if the proposal is not approved).

Identification	Name	Address	City/State/Zip	Phone* *Texting Y / N
Owner				
Owner				
Contact				
Fax Number		Email Address:		

Land Use Group	Planning Area #
Zoning	
Subdivision Name	Address Number and Street Name
Development or Site Plan Name	
_____ Acreage Under Review _____ Parent Tract / Balance of Property	PUBLIC NOTICE: Do you request the Commission to assist in obtaining the addresses for the Public Notice? ___Yes ___No
Explanation of Request _____	

CERTIFICATION

I (We) do hereby certify that the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Owner

Date

Owner

Date

STANDARDS FOR ISSUANCE [DGS 16-3]:

The Board shall issue a CUP only after all of the following standards are satisfied, provided that all other provisions of this section have been complied with:

- A. The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B. The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties; The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- C. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- D. The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- E. The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

GENERAL CONDITIONS [DGS 16-4]: In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do.

Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.