

**Section 1401—Purpose:**

This Chapter identifies and provides the procedures for the review of Permitted, Use Applications, required to determine compliance with the applicable requirements and provisions of this Ordinance. All Permitted Use require a Site Plan as part of the application approval procedures. Requirements for Permitted Use Application approvals are provided herein.

**Section 1402—Authority to Render a Use Interpretation:**

The Zoning Administrator is authorized to review and render an interpretation of all Permitted Uses, in accordance with the Table of Uses, provided in Chapter 17.

**Section 1403—Authority to Approve Permitted Uses by the Zoning Administrator:**

The Zoning Administrator is authorized to approve or deny all Site Plans to establish or expand a Permitted Use for Single-Family and Two-Family Dwellings, all Accessory Buildings, proposing to occupy an existing building(s), or proposing to remodel the interior of an existing building(s).

**Section 1404—Authority to Approve Permitted Uses by the Commission:**

The Commission is authorized to approve, or deny all Site Plans to establish all Permitted Uses, except the Permitted Uses reserved to the Zoning Administrator in Section 1403.

**Section 1405—Initiation:**

All requests to establish a Permitted Use as identified in the Table of Uses, Chapter 17 herein, shall be made on the applicable application form provided by the City. A property owner shall submit a Permitted Use Application to the Zoning Administrator. An agent of the property owner, or a lessee of the property, may submit a Permitted Use Application to the Zoning Administrator, provided such application is accompanied by a property owner affidavit of authorization.

**Section 1406—Permitted Use Application Required:**

Applications to establish a Permitted Use are required to comply with all requirements of this Ordinance for review and approval, including the requirements for Site Plan approval procedures as provided herein, and any other applicable requirements.

An application to establish a Permitted Use shall be determined complete by the Zoning Administrator, as provided by Section 1207, herein. For applications determined to be incomplete, the Zoning Administrator shall comply with the requirements of Section 1208, herein.

**Section 1407—Review and Approval Procedures by the Zoning Administrator or Commission for a Permitted Use:**

The procedures for the review and consideration of an application to establish a Permitted Use by the Zoning Administrator is identified by Figure 14-1 and Figure 14-2 for review and approval by the Commission.

- 1) The Zoning Administrator determines a Permitted Use Application to be complete.
- 2) The DRC conducts a meeting with the Applicant(s) for a technical review of the Site Plan and provides a recommendation to the Zoning Administrator or Commission.
- 3) The Zoning Administrator or Commission shall approve the Permitted Use Application, approve with revisions, or deny the application.

**Section I 408—Application Requirements for Single-Family or Two-Family Dwellings, and all Accessory Buildings:**

All Permitted Use Applications to establish, or expand Single-Family or Two-Family Dwellings and all Accessory Buildings shall include and provide the following Site Plan information:

- 1) A completed Permitted Use Application, as provided by Roy City.
- 2) Two (2) 11x17 size copies of a Site Plan with the proposed building(s) drawn at a scale as required by the City Engineer, identifying the following:
  - a) The location and dimension of the property boundaries and all proposed uses and buildings, and existing buildings or other structures located on the property.
  - b) The proposed setbacks and exterior dimensions of all proposed buildings and structures.
  - c) The location of roads and streets serving the site, or proposed to serve the site.
  - d) The location and dimension of all existing and proposed ingress and egress points and off-street parking.
  - e) All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.
  - f) The location of all existing or proposed fences and walls, identifying height and materials shall be shown.
  - g) Additional building plans sufficient to meet the Building Code requirements, as adopted.

**Section I 409—Application Requirements to Establish a Permitted Use Occupying an Existing Building(s), Remodeling the Interior of an Existing Building(s), or Proposing Structural Modifications to the Exterior of an Existing Building(s), as applicable:**

- 1) A completed Permitted Use Application, as provided by Roy City.
- 2) Five (5) 11x17 size copies of a Site Plan with the proposed building(s) drawn at a scale as required by the City Engineer, identifying the following:
  - a) The location and dimension of the property boundaries and all proposed uses and buildings, and existing buildings or other structures located on the property. Existing property lines and existing fence lines shall be shown.
  - b) The proposed setbacks and exterior dimensions of all proposed buildings and structures.
  - c) The location of roads and streets serving the site, or proposed to serve the site.
  - d) The location and dimension of all existing and proposed ingress and egress points and required off-street parking spaces and loading areas, as applicable.
  - e) All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.
  - f) Any proposed modifications in signage on the building or site.
  - g) Additional building plans sufficient to meet the Building Code requirements, as adopted.
  - h) The exterior elevations of every side of all proposed structural modifications to the existing building shall be provided, clearly showing proposed building materials and colors proposed for all exterior building facades. This information shall include a proposed building materials and colors board including color chips and material samples. The location of all associated mechanical and ancillary equipment, if any, shall be provided, including any screening treatments proposed.
  - i) Information and plans shall be provided identifying all proposed new building lighting identifying the type, design, location, intensity, height, and direction of all building lighting.

## Section 1410—Application Requirements to Establish a Permitted Use Proposing New Construction of a Building(s):

All applications to establish a Permitted Use proposing new construction of a building(s) shall include and provide the following information:

- 1) A completed Permitted Use Application, as provided by the City.
- 2) Five (5) copies of a Site Plan, drawn at a scale as required by the City Engineer, prepared by a licensed engineer or architect, plus fifteen (15) copies of an 11 inch x 17 inch reduced copy of the Site Plan identifying the following:
  - a) The location and dimension of the property and all proposed uses and buildings, existing buildings located on the property, and existing buildings located within one-hundred (100) feet of the property.
  - b) The location of any future buildings shall be shown, if applicable, to provide for the function and compatibility of the entire site at full build-out.
  - c) Existing property lines and existing fence lines shall be shown.
  - d) The location of all zoning district boundaries.
  - e) The location and dimension of all existing and proposed natural features including drainage ways and flood plains.
  - f) Existing topography and the proposed finished grade of the site shown as required by the City Engineer.
  - g) The proposed setbacks and exterior dimensions of all proposed buildings and structures.
  - h) The location of roads and streets serving the site, or proposed to serve the site, and including any permits as required by Weber County or the Utah Department of Transportation, as applicable.
  - i) The location and dimension of all proposed ingress and egress points, off-street parking, and loading areas, including the total number of parking and loading spaces.
  - j) The location and dimension of all pedestrian and biking facilities, including sidewalks and trails, if any.
  - k) All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.
- 3) Located on the Site Plan sheet(s), or on separate sheets, as may be proposed by the applicant, or required by the Zoning Administrator for readability, the following information shall be provided:
  - a) All existing and proposed culinary water, secondary water, sanitary sewer, storm drainage, power, gas, and telephone lines and facilities, streets and roads with design plans for any new water, sewer and storm drainage lines and facilities, as applicable, streets and roads, meeting the design and construction requirements of the City, or other agencies, as applicable, and prepared by a licensed engineer, at a scale acceptable to the City Engineer. Access to all utilities and points of utilities connections shall be shown.
  - b) A Landscape Plan(s). Landscape plan(s) shall be included with the Permitted Use Application, prepared by a registered landscape architect, identifying all proposed landscape, screening and buffering features, including all proposed plant materials, including their locations and sizes. All proposed plant materials should be drought tolerant.
  - c) Fences and Walls. The location of all fences and walls, identifying proposed height, materials, and colors shall be shown.
  - d) Building Plans. The exterior elevations of every side of all proposed structures shall be provided, clearly showing proposed building materials and colors proposed for all exterior building facades. This information shall include a proposed building materials and colors board including color chips and material samples. The location of all associated mechanical and ancillary equipment, if any, shall be provided, including any screening treatments proposed.
  - e) Site and Building Signage Plans. Information and plans shall be provided identifying all proposed site and building signage including the design, height, size, materials, and colors of all building and site signs.
  - f) Site and Building Lighting Plans. Information and plans shall be provided identifying all proposed site and building lighting identifying the type, design, location, intensity, height, and direction of all site and building lighting. A photometric plan of the site, including all site and building lighting, may be required by the Commission.
  - g) The location and dimensions of all proposed solid waste collection areas and storage areas, including

- the proposed method of screening.
- h) A Construction Plan identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use(s), as applicable.
- 4) A narrative, accompanied by necessary tables and other information, describing the proposed Permitted Use Application, to assist the Staff and Commission in the review of the Permitted Use Application including:
  - a) A calculation, identifying all pervious and impervious areas.
  - b) A description of all proposed uses and buildings, including the total site area and building square footage, by building.
  - c) Projected increase in traffic trips.
  - d) Projected water and sewer demand.
  - e) How the proposed Site Plan and proposed uses comply with the Roy City General Plan.

**Section 1411—Additional Site and Building Design Standards for New Construction or Structural Modifications to an Existing Building(s):**

To achieve the purposes of this Ordinance, Site and Building Design Standards or Design Guidelines are categorized as follows:

- 1) Site Standards related to buildings and structures including building design, location of buildings, access locations, parking and loading areas, landscaping treatments and buffer areas, signs and sign location, site and building lighting, and other features are required for all Site Plans. Building Design Standards are required in addition to standards set forth in this Ordinance and are indicated by the verb “shall”.
- 2) Design Guidelines indicate additional actions that may be taken to enhance development design and achieve greater compatibility with adjacent land uses. Guidelines use the verb “should” (rather than “shall”) signifying that the guidelines are desirable objectives. Application of the guidelines will depend on the nature of the proposed Site Plans and the surrounding area, as may be determined by the Zoning Administrator or Commission.

**A. Building Design Standards:**

All Site Plan Applications shall balance the proportion and scale of all proposed buildings and structures to the project site, adjacent buildings and structures, and streets from which the building will be accessed or viewed. Building plans, elevations and cross-section drawings, photographs, or other studies or models may be required to illustrate or fully explain how a proposed buildings and structures will address these issues.

It is the vision of the City that all buildings, and their associated facilities and improvements, will enhance the built environment of the City. To achieve this goal and to preserve and increase property values all Site Plans shall incorporate the following building design elements:

- 1) **Coherent Building Design.** All sides of a building shall include consistency of building materials, colors and shall provide architectural treatments and building features. A consistent level of detail and finish on all sides of a building shall be provided.
- 2) **Accessory structures.** All accessory structures shall take on the same character as the primary building, using the same colors, materials, shape, and style.
- 3) **Continuous building wall surfaces.** Continuous building walls longer than thirty (30) feet shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.
- 4) **Visual patterns.** Every building shall provide shadow relief created by recesses and projections. Recesses may include courtyards, entryways, or boxed window openings, along the exterior of the building. Projections may include stairs, balconies, entrances, or bays. Covered walkways, breezeways, patios, trellises, landscape areas, and wide roof overhangs are encouraged to produce shadow effects. Stepped structures may also be used to offset building massing.
- 5) **Architectural details.** Surface details, ornaments, and other building elements that enrich the character of a building shall be provided. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged:

- a) Stonework.
  - b) Exposed beams and columns.
  - c) Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features.
  - d) Covered walkways, breezeways, bays, and balconies.
  - e) Courtyards and patios.
  - f) Wide roof overhangs.
  - g) Accessories such as art features, benches, pots, lamps, artwork, and sculptures.
- 6) **Building Additions.** All additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building.
- 7) **Mechanical Equipment.** Air conditioning units, generators and other auxiliary equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall or on the roof, the color of all mechanical and communications equipment shall blend with the design details of the building or screened from view.
- 8) **Building Scale.** The size and scale of all buildings and structures shall be found to be compatible with, and not dominate, the surrounding buildings and structures and surrounding natural features.
- 9) **Pedestrian scale.** Regardless of overall building size, elements, such as windows, lighting, and facades, at the pedestrian level shall achieve a sense of human scale and create visual interest at eye-level.
- 10) **Building Materials.** Exterior building materials shall be compatible with those predominantly used in the surrounding area. The following materials shall be used on exterior walls:
- a) Natural or cultured stone.
  - b) Stucco.
  - c) Masonry including integrally colored split faced block and brick.
  - d) Exposed aggregate or colored concrete with a stamped, pitted or other textured. The following materials are prohibited for use on exterior walls.
  - e) Unfinished block.
  - f) Unfinished concrete.
  - g) Materials not typical of buildings located within Roy City. The use of metal materials for use on exterior walls:
  - h) Metal buildings shall be prohibited in all commercial zones. Metal buildings in the manufacturing zone may be considered with the incorporation and addition of other building materials such as masonry, stone, stucco, or other non-metal treatments.

#### B. Site Design Standards:

All Site Plan Applications shall provide site functionality for the integration of the proposed buildings with existing, or planned, pedestrian and vehicular circulation patterns and provides for a system of interconnected streets, walkways, trails, and parking areas.

- 1) **Building Location.** All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses for increased convenience, accessibility, and enhanced safety for pedestrians. All Site Plan Application approvals shall provide agreements or easements to allow cross vehicle access, pedestrian connections and shared parking, as determined necessary by the Zoning Administrator, or Commission.
- 2) **Naturally Occurring Site Features.** All Site Plan Applications shall recognize and preserve, as practicable, the natural features and sensitive areas occurring on the site including areas of historic value, unusual or hazardous topography, or lands subject to flooding. All natural features shall be preserved, as practical, and integrated into the site plan design.
- 3) **Interconnected Open Space.** Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide an interconnected system of open space allowing open space and landscaping areas to connect with similar open spaces and landscaping areas existing, or planned to be located, on

adjacent properties.

- 4) **Site Access.** The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings. Appropriate vehicular and pedestrian cross access agreements and easements shall be provided.
- 5) **Trash and Refuse Collection Areas.** All solid waste and refuse collection areas shall be located to minimize the impact on adjacent property owners or users. Such areas shall be screened from view. All dumpster and refuse enclosures shall be a minimum of six (6)-feet high, constructed of materials to match the primary buildings on the site, and provide latching gates for screening the opening to the enclosure.
- 6) **Noise Impact.** Site design shall include provisions and strategies for limiting noise, particularly to adjacent property. The occupants of a proposed development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating equipment shall be located and buffered to minimize potential on-site and off-site impacts.
- 7) **Off-street Parking Areas and Loading Bays.** Off-street parking and loading docks/bays shall be screened by landscaped areas and walls. Loading bays and docks shall be separated from customer parking where possible. Loading bays shall be oriented away from neighboring residential areas and public streets. The number and dimension of required off-street parking spaces and loading bays shall be in accordance with the requirements of the Chapter 19, herein.
- 8) **Flood Channels and Drainage Ways.** Drainage ways shall be retained and protected in their naturally occurring condition, where possible, and integrated into the open space areas of the site and may include areas for use as trails or parks. Flood channels and drainage ways may be contoured to be gentle and rounded and may incorporate the use of rocks, boulders, and landscaping to increase interest.
- 9) **Site Landscaping and Screening Treatments.** Landscape improvements should mitigate building and parking lot impact, add aesthetic interest, and character. Landscaping is an integral element of site development. Landscaping should complement the architecture of the building and provide visual interest and variety, provide screening elements, add to year round site beautification, highlight building design features, and conserve water. The minimum landscaping requirement is based on the Zoning District in which the site is located, as provided in Table 10-2. Landscape designers shall recognize the following landscape design principles with the Landscape Plan(s) materials:
  - a) **Landscape Buffers.** Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and streetscape landscape buffer areas shall be provided on the perimeter of all proposed Site Plans, as required by the Zoning Administrator or Commission.
  - b) **Internal Parking Lot Landscaping.** To minimize the environmental and visual impacts created by large areas of off street parking hard surfacing all off street parking areas shall be designed and constructed to meet the following minimum landscape requirements. Site Plan Application approval by the Zoning Administrator or Commission may require additional parking area landscaping to achieve the purposes of this Ordinance.
    - i) **Minimum Internal Parking Area Landscaping.** All off street parking areas, providing twenty (20) or more parking spaces shall provide a minimum of five percent (5%) of the total parking area as landscape treatments. Areas to be landscaped may include;
      - (1) Traffic islands separating adjacent parking spaces.
      - (2) Peninsulas parallel to individual parking spaces.
      - (3) Planter areas located at the ends of parking rows or other planter areas located within the off street parking area.
    - ii) The area provided for off street parking shall be the greatest area defined by the distance from the curb-lines or edges of the outermost parking space, aisle, or driveways.
    - iii) No required setback areas shall be included as meeting the required parking area landscaping as required by this Section.
    - iv) All required landscaped areas shall be provided with a permanent and adequate means of irrigation and regularly maintained, including weed control.
    - v) All parking lot hard surfacing shall provide a sufficient area around all trees and landscaping to permit water absorption and prevent soil compaction.

- vi) Off-street parking areas shall be screened by landscaped areas and/or screening walls.
- c) **Landscape Materials.** All proposed plants and landscape materials shall be consistent with (but not uniform) and of a similar scale with existing natural landscape, neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant plant materials are encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.
- d) **Native Vegetation Materials.** All landscape plans are encouraged to use vegetation, native to northern Utah.
- e) **Plant Size, Spacing, and Scale.** The size and spacing of landscape elements shall be consistent and establish a coordinated relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed site structures and features.
- f) **Screening Walls, Fences, and Other Visual Barriers.** Walls, fences, and barriers that create a continuous surface greater than twenty (20) feet in length shall be softened visually with acceptable landscaping. All walls and fences shall conform to the major architectural style of the Site Plan.
- g) **Non-vegetative Ground Cover.** Non-vegetative ground cover treatments may include boulders, small stones less than ½ inch in diameter and bark and mulch. Areas of non-vegetative ground cover materials shall be broken up and interspersed with plant materials.
- h) **Landscape Maintenance.** All landscape plans shall include necessary irrigation plans and shall demonstrate that long-term landscape maintenance has been considered in the landscape design.

### C. Site Lighting Standards.

All outside lighting, including parking areas, shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded or hooded so that light does not spill, or trespass, onto adjacent properties.

All exterior lighting shall be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.

- 1) **Parking Lot Lighting.** All off street parking area lighting shall be designed and installed to meet the following minimum requirements.
  - a) All lighting fixtures and poles shall be a decorative nature and painted a color as approved with Site Plan Application.
  - b) The height of all lighting poles shall not exceed twenty (20) feet, measured to the top of the pole or luminary.
  - c) All light fixtures, including security lighting, shall be fully hooded or shielded and aimed and so that all direct illumination shall be confined to the property boundaries of the source. All motion sensing light fixtures shall be fully shielded and adjusted, according to the manufacturer’s specifications, to turn off when detected motion ceases.
- 2) **Preferred Site and Building Lighting Types:**
  - a) Indirect Lighting.
  - b) Recessed Lighting.
  - c) “Shielded” or “hooded” Fixtures.
  - d) “Bollards” or other low-level walkway lighting.
  - e) Ground Lighting.
  - f) Decorative building and site lighting.
- 3) **Prohibited Lighting Types:**
  - a) Exposed Bulb Fixtures.
  - b) Directional Floodlights.
  - c) Excessive or intense lighting of any kind.
- 4) **Decorative poles.** Decorative poles used to mount light fixtures shall be painted a color to enhance the overall design of the project.

- 5) **Indoor Lighting.** Indoor lighting shall not be provided or constructed to provide lighting for any outdoor areas.

**D. Site and Building Sign Standards.** The placement and design of all allowed signs shall be found to be compatible with building design and architecture. All signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.

- 1) **Sign Location.** Signs shall not create a sight line obstruction for pedestrians or vehicles at street intersections or driveways.
- 2) **Sign Size.** The maximum size of all allowed and permitted signs shall be in accordance with the requirements of the Roy City Sign Ordinance.
- 3) **Sign Materials and Colors.** All sign materials shall be compatible with the buildings materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.

#### **Section 1412—Findings for Approval of a Permitted Use Application by the Zoning Administrator:**

The Zoning Administrator shall review the Permitted Use Application and determine if the application:

- 1) The proposed use is a Permitted Use within the zoning district, as identified in the Table of Uses, Chapter 17, herein.
- 2) Complies with all requirements applicable to the zoning district, including minimum area, yard setbacks, height, and all other requirements applicable in the zoning district.
- 3) Complies with all Site Plan requirements, as provided herein.
- 4) Complies with all applicable dedication requirements of the City and provides the necessary infrastructure, as required. Upon a finding by the Zoning Administrator that the proposed use, building, or structure complies with the standards and requirements as identified in this Section, and the proposed use, building, or structure can be adequately serviced by the existing, or proposed infrastructure, the development plans shall be reviewed for compliance with the Building Codes, as adopted by the City. If the request for a permitted use, building, or structure complies with all the requirements of this Ordinance, the Building Codes, as adopted, and all other applicable Codes, the Permitted Use Application shall be approved, with or without site plan conditions, and a building permit issued.
- 5) If the Permitted Use Application does not comply with the requirements of this Ordinance, Building Codes, and all other applicable Codes, the Zoning Administrator, as applicable, shall not authorize any use, building, or structure, and no building permit shall be issued. The Zoning Administrator shall notify the applicant identifying the requirements that have not been satisfied.

#### **Section 1413—Findings for Approval of a Permitted Use Application by the Commission for New Construction of a Building(s):**

In determining a decision as to whether a Permitted Use Application should be approved, approved with Site Plan requirements, or denied, the Commission shall consider the extent to which the application is consistent with the provisions of this Ordinance and other applicable Local, State and Federal regulations. The Commission may be guided by, but are not required or limited to, the following review criteria in the exercise of their decision-making authority in deciding a Site Plan to establish a Permitted Use:

- 1) Does the proposed Site Plan, and proposed site design and layout, comply with all requirements of this Ordinance, and all Federal State, and Local requirements, as applicable?
- 2) Is the Site Plan, and proposed site design and layout, consistent with the Roy City General Plan, as adopted?
- 3) Is the Site Plan information provided in sufficient detail and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of size, location, area, height, bulk, setbacks, landscaping features, off-street parking, traffic and pedestrian circulation patterns, or any other building or site planning feature or detail?

- 4) Are alternative site planning design and layouts options available that would allow the proposed uses and buildings to be established on the site to more fully enhance the functionality and attractiveness of the site and add attractiveness to the City?
- 5) Are alternative site planning design and layouts options available that would lessen the impact of the proposed site plan and development on adjoining and nearby properties?
- 6) Does the proposed Site Plan, including the proposed site and building design and layout preserve and enhance, as practicable, characteristics of the site, including drainage ways, site topography, sufficient to preserve or add attractiveness and quality to the property and its environs?
- 7) Are building and site planning techniques utilized, as identified herein, sufficient to achieve a quality development to add value and desirability to the built environments of Roy City?

#### Section 1414—Effect of Approval:

Approval of a Permitted Use Application shall authorize the establishment of the approved use, subject to any requirements of approval such as necessary to comply with all ordinances of the City. Only when the necessary and required Permitted Use Application is approved by the authorized authority may any building, activity, construction, or occupancy be established, subject to any conditions of approval. Approval of a Permitted Use Application shall not be deemed an approval of any other application, permit, or license.

#### Section 1415—Permitted Use Approval Amendment:

The procedure for amending any Permitted Use Application approval shall be the same procedure to approve the use in the first instance.

#### Section 1416—Expiration:

A Permitted Use Application approval shall expire and shall be invalid if a building, activity, construction, or occupancy, as authorized by the approval, is not commenced within one hundred eighty (180) days from the date of approval. If work has not commenced, or a use established within 180 days from the date of the application approval; the approval, as required and approved, shall be void and a new Permitted Use Application required.

#### Section 1417—Appeals:

Any person aggrieved by a decision of any Permitted Use Application may appeal the decision to the authorized Appeal Authority as provided by Chapter 28, herein.

Figure 14-1 - Permitted Use Application Procedures - For Approval by the Zoning Administrator

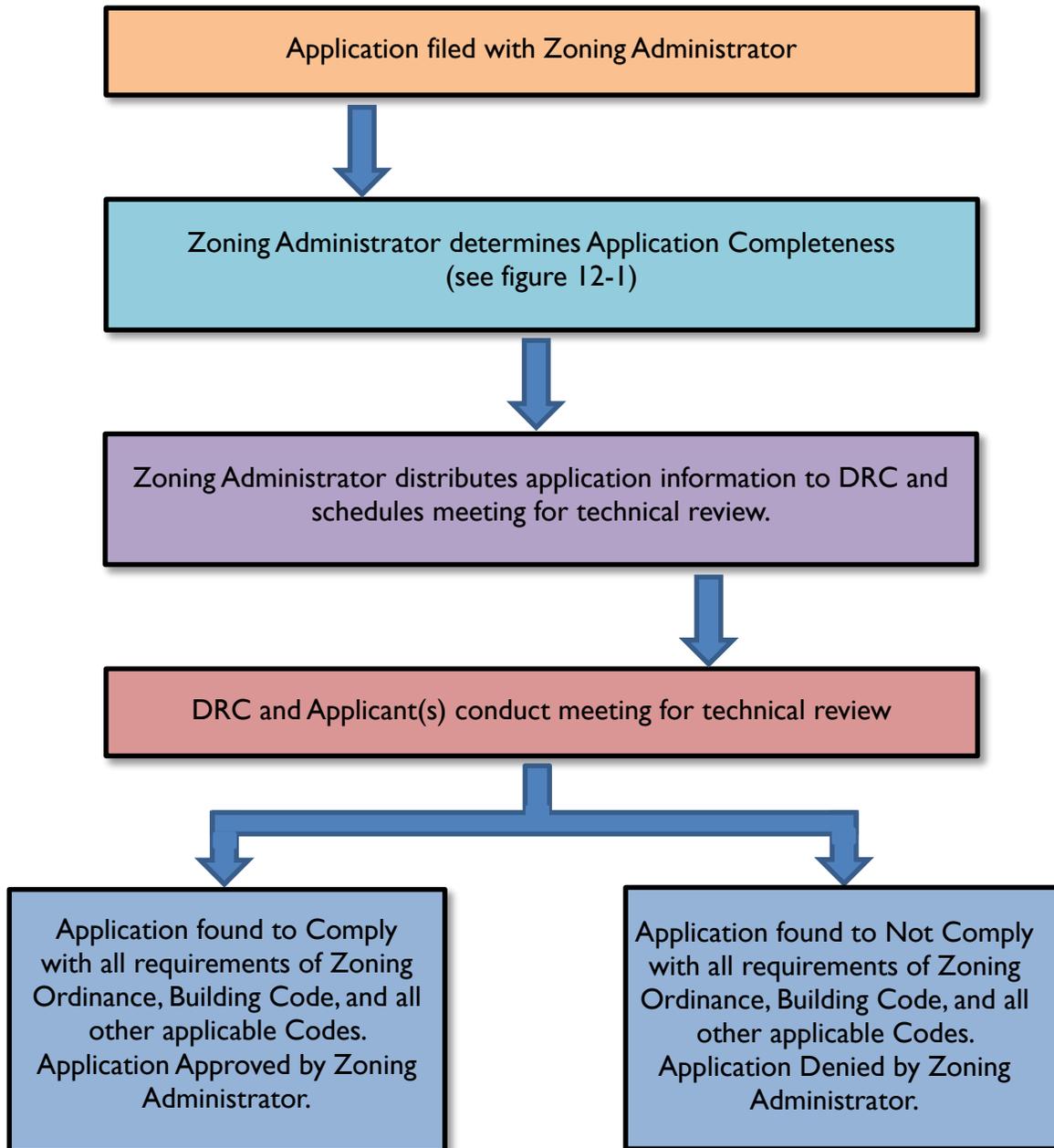


Figure 14-2 - Permitted Use Application Procedures - For Approval by the Commission

