

Attachment 8

Conditional Uses (insert on page IV-15 of Chapter IV)

Community zoning ordinances typically identify principal uses and conditional uses in each zoning district. Permitted uses are typically allowed subject to the restrictions applicable to the zoning district. Conditional uses require additional review and scrutiny compared to that of a principal use because of the demands put on infrastructure or other factors that make the use more intense than the principal uses allowed in the district. A conditional use approval typically requires a case-by-case review by the local plan commission, and approval is often contingent on specific “conditions” attached to the permit intended to mitigate adverse impacts of the conditional use on the surrounding area. Concerns have been raised that the conditional use process can be used to prevent certain land uses, such as multi-family residential development, through excessive conditions of approval or the length of the review period.

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BRM