



Uses Approved by Right with Special Requirements and Temporary Use Procedures

1. Uses Permitted by Right with Special Requirements are uses which have the potential to create undesirable impacts on neighboring properties if the proposal complies with the requirements in the Zoning Ordinance. Temporary Uses are those uses which occur on a short term basis which have the potential to create undesirable impacts on neighboring properties.

A public hearing is not required for Uses Permitted by Right with Special Requirements and Temporary Uses, however, the developer must complete the application which indicates the use's compliance with the Zoning Ordinance. All applications must be accompanied by the following:

- Written description of the proposal (3 copies)
 - Proposed site plan (3 copies)
 - Completed application form (3 copies)
2. The Zoning Administrator shall approve the application and certify the use after determining its compliance with the Zoning Ordinance. If a Use Permitted by Right with Special Requirements does not comply with one of the requirements of the Zoning Ordinance it may be reviewed as a Conditional Use.

If you have any questions, feel free to contact City Hall at 884-3341.



Date Application Submitted _____

Application for Uses Approved by Right with Special Requirements and Temporary Uses

Owner/Agent _____
Parcel Address _____ Parcel Number _____
Owner/Agent Address _____ Daytime Phone _____
Zoning Classification of Parcel _____

The following items must be submitted with each application. Copies of Ordinance Sections referenced in this application are available from City Hall upon request.

- (1) **Written description of the intended use** including the following information: (If the information requested below does not pertain to your application, indicate this in your description. Additional information may be requested by the Zoning Administrator.)
 - Existing and proposed zoning
 - Current and proposed land uses
 - Projected number of residents, dwelling units, employees, and daily customers
 - Operational considerations relating to traffic generation, hours of operation, parking, length of time temporary use will be in place, exterior storage, drainage, noise, odor and other nuisances as described in Section 22.40
 - Exterior building and fencing materials
 - Future expansion plans

- (2) **A site plan of the property as proposed for development** showing the following items: (Additional site plan information as described in Section 22.213(3) may be required by the Zoning Administrator and Plan Commission. If the information requested below does not pertain to your application, indicate this in your description.)
 - Title block with names of owner and engineer/architect/planner of the project
 - Date of plan and revision dates
 - North arrow and scale

- Entire property
- Existing and proposed paved surfaces (driveways, walks, decks, etc)
- Zoning of subject parcel and of adjacent parcels
- Street(s) which are adjacent to the parcel
- Address and parcel number of proposed use
- Property lines with dimensions
- Easements
- Building setback lines
- All existing and proposed buildings, structures, fences, walls, drainage facilities, and other pertinent site features with dimensions to property lines
- Location of access drives and sidewalks
- Location, amount, and dimension of on-site parking and paving materials proposed
- Location and dimension of loading and service areas
- Location and screening of outdoor storage areas
- Location of signage
- Location and description of outside lighting
- Location of permanently protected green areas

- (3) **Detailed landscaping plan** showing location of bufferyards, landscape areas, fences and berms to comply with Section 22.60.
- (4) **Grading and Erosion Control Plan** showing existing and proposed grades including retaining walls, and erosion control measures.
- (5) **Elevation drawings** of proposed buildings or remodeling of existing buildings showing exterior materials. (Pictures may be substituted for drawings if exact building exists.)

Verification by applicant: I, _____, owner/agent for which the site plan is sought, certify that the application and the above information is truthful and accurate to the best of my ability.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Consideration for Approval: Granted _____ Granted with Conditions _____ Denied _____ <div style="text-align: right;">Date _____</div>
Zoning Administrator, City of Edgerton