ORLEANS SPECIAL EXCEPTION USE PERMIT REVIEW

Application No. _____ This permit application is: ☐ Recommended ☐ Not Recommended

Need Additional Information before Approval: _____

Comments: _____

Signed: _____ Date: _____

NWIPDC Zoning Reviewer

City of Orleans, Iowa
Application for Conditional Use Permit

Phone: (712) 336-8156 13880 253rd Avenue, P.O. Box 345 Orleans, Iowa 51360 Office Hours by Appointment
email address: cityoforleansia@outlook.com

For questions, please contact Darren Bumgarner, NWIPDC, Zoning Permit Reviewer, 855-262-7225 Ext. 143

1. APPLICATION IS MADE BY ☐ ☐ ☐

Name: _____ owner/developer/agent
check one)

If applicant is not the owner, please list owner's name and address: _____

_____

Street Address: _____

City, State, Zip: _____

Phone or Contact Number: _____

Contractor (Name & Phone #): _____

Email Address: _____

2. PREMISES AFFECTED ARE LOCATED AT

Street Address _____

Legal Description _____ (Lot) _____ (Block) _____ (Subdivision)

_____

3. REASON FOR SPECIAL EXCEPTION USE PERMIT

Current Zoning District: _____

Has any previous application or appeal been filed in connection with these premises? _____

What is the applicant's interest in the premises affected? _____

What is the approximate cost of the work involved? _____

State the reason such Conditional Use Permit is necessary _____

_____

_____

_____

_____

Please include the following attachments:
A site plan of the property showing all existing buildings and all proposed improvements indicated in such special exception use permit; and a list of names and addresses all property owners within 200 ft. of property involved in this appeal.

Disclosure:
Members of the Board of Adjustment and the Zoning Administrator or authorized representative of the city may stop and view the property where the special exception use permit is requested. Filing this application will be considered permission for them to enter the property.

Required Fee: This petition shall be accompanied by a non-refundable Special Exception Use Fee of $350.00 payable to the *City of Orleans*.

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4. CERTIFICATION

The undersigned applicant, by signature, indicates his/her agreement to the conditions outlined in this permit, and will adhere to the Orleans Zoning Regulations. The applicant also acknowledges and certifies under oath that the foregoing information is true and correct.

_____

Applicant Signature (or Authorized Representative) ***Date***

From the Orleans Zoning Ordinance, Section 19.5. Article XIX – Special Exceptions: The Board of Adjustment shall take into account the following items in making its general findings.

1. That the establishment, maintenance, or operation of the special exception use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. That the special exception use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That in the case of existing relocated single family dwellings, the proposed use aesthetically blends in with neighboring existing permitted uses and special attention be given to the architectural style, size and quality of construction of the proposed use.
4. That the establishment of the special exception use will not impede the normal and orderly development in improvement of the surrounding property for uses permitted in the district.
5. That adequate utilities, access roads, drainage, parking, and/or necessary facilities have been or will be provided.
6. That adequate measures are taken to provide ingress and egress designed to minimize traffic congestion in public streets.
7. The use shall not include any activity involving the storage of flammable, or explosive material unless protected by adequate firefighting and suppression equipment and by such safety devices as are normally used in the handling of any such material.
8. The use shall not include noise that is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
9. The use shall not include vibration which is discernable without instruments on any adjoining lot or property.
10. The use shall not involve any malodorous gas or matter which is discernable on any adjoining property.
11. The use shall not involve any pollution of the air by fly-ash, dust vapors, or other substance which is harmful to health, animals, vegetation or other property or which causes soiling, discomfort or irritation.
12. The use shall not involve any direct or reflected glare visible from adjoining properties or any public street, road, or highway.
13. The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
14. The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.
15. That the use will not be in conflict with the city's comprehensive plan.
16. The use shall not interfere with the enjoyment of neighboring permitted uses. If such interference is found, provisions must be made for increased setbacks from property lines or screening of incompatible use by the use of fences or hedges.
17. The ground coverage shall be such that no additional dust or storm run-off is generated by the special exception use.
18. The use shall not create a hazard to vehicular traffic. If any such hazard is determined, provisions must be made to increase the required setback in regard to open-air storage.
19. The use shall not cause any permanent, irreparable environmental damage to the parcel or neighboring lands.
20. The special exception use may be reviewed after a specified period of time for compliance and possible additional conditions.
21. Residential uses listed as special exceptions in commercial districts may be required to provide the setbacks required in the (R) district for the safety and comfort of residents and for the provision of open space and off-street parking.

This special exception use permit is: ☐ Approved ☐ Denied as presented on this date: _____

Signed: _____ Orleans City Clerk

Copy Sent to Applicant on: _____

Special exception use permit fee paid: ☐ Yes ☐ No $_____

In review of the proposed Conditional Use Permit Application, the Board of Adjustment is within their right to place imposed conditions or special requirements on the proposed use, building or activity.
Conditions Imposed by the Board of Adjustment: _____ _____

_____

_____

The above stated conditions must be met and followed in order for this Special Exception Use Permit to remain valid.