

GUIDELINES for CONDITIONAL USE APPLICATIONS – page 1 of 5

MMC 17.04.030 B. (page 129): **INTERPRETATION.** Where a provision of this title differs from another ordinance or requirement of the city, the provision or requirement which is more restrictive shall govern.

MMC 17.08.070 (page 140): **AUTHORIZATION OF SIMILAR USES.**

The planning commission may permit, in a particular zone, a use not listed in this title, provided the use is of the same general type as the uses permitted in that zone by this title. However, this section does not authorize the inclusion, in a zone where it is not listed, of a use specifically listed in another zone, or which is of the same general type and is similar to a use specifically listed in another zone.

CONDITIONAL USES allowed are defined in **ZONING SECTION 17** of the Metolius Municipal Code (MMC).

MMC 17.16.030 (page 143): **RESIDENTIAL (R-1) ZONE.**

B. Conditional uses which may be allowed are:

1. Churches;
2. Public schools and libraries;
3. Governmental uses such as city hall, fire station, police station, and offices of governmental agencies;
4. Lodge for civic organization;
5. Necessary public utilities and public services with safeguards against harm to adjacent or abutting residential property as required by the city council;
6. Planned Unit Development (PUD);
7. Professional offices or medical facilities;
8. Home occupation;
9. Livestock;
10. Accessory buildings and structures with more than two hundred forty (240) square feet of combined floor area.

MMC 17.20.030 (page 146): **MANUFACTURED HOME RESIDENTIAL (R-2) ZONE.**

B. Conditional uses which may be allowed are:

1. Churches;
2. Public schools and libraries;
3. Governmental uses such as city hall, fire station, police station, and offices of governmental agencies;
4. Lodge for civic or fraternal organization;
5. Necessary public utilities and public services with safeguards against harm to adjacent or abutting residential property as required by the city council;
6. Planned Unit Development (PUD)
7. Professional offices or medical facilities;
8. Home occupation;
9. Livestock;
10. Accessory buildings and structures with more than two hundred forty (240) square feet of combined floor area.
11. Recreational vehicle parks.

MMC 17.24.030 (page 149): **MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE.**

B. Conditional uses which may be allowed are:

1. Churches;
2. Public schools and libraries;
3. Governmental uses such as city hall, fire station, police station, and offices of governmental agencies;
4. Lodge for civic or fraternal organization;
5. Necessary public utilities and public services with safeguards against harm to adjacent or abutting residential property as required by the city council;
6. Planned Unit Development (PUD)
7. Professional offices or medical facilities;
8. Home occupation;
9. Livestock;
10. Accessory buildings and structures with more than two hundred forty (240) square feet of combined floor area.

MMC 17.28.030 (page 154): **COMMERCIAL (C-1) ZONE.**

B. Conditional uses which may be allowed are:

1. Retail or service establishments which take place outside an enclosed structure;
2. Amusement centers;
3. Automobile service station and/or auto repair shop;
4. Bar, cocktail lounge and tavern;
5. Church, club, lodge or fraternal organization;
6. Nursery school, kindergarten and/or day-care facility.

MMC 17.32.030 (page 157): **INDUSTRIAL (M-1) ZONE.**

B. Conditional uses which may be allowed are:

Heavy industrial uses as defined by this title, except for the following:

1. Explosives manufacture or storage;
2. Garbage, offal, or dead animal reduction or dumping;
3. Any use which has been declared a nuisance by statute or ordinance, or by any court of competent jurisdiction, or which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise.

MMC 17.36.030 (page 159): **OPEN SPACE/PUBLIC FACILITIES (O/S) ZONE.**

B. Conditional uses which may be allowed are:

None.

REQUIREMENTS for Granting or Denying CONDITIONAL USES are defined in ZONING SECTION 17 of Metolius Municipal Code (MMC).

MMC 17.56.010 (page 189): Authorization to grant or deny conditional uses.

- A. **How Conditional Use May Be Permitted, Enlarged, Altered.** Conditional uses listed in this title may be permitted, enlarged, or otherwise altered upon authorization by the city council in accordance with the standards and conditions in this chapter.
- B. **Additional Conditions May Be Imposed.** In permitting a conditional use, or the modification of a conditional use, the planning commission may impose, in addition to those standards and requirements expressly specified by this title, any additional conditions the planning commission considers necessary to protect the best interests of the surrounding property or the city as a whole.
- C. **Standards for Granting Conditional Use:**
1. The proposal shall be consistent with the comprehensive plan and the objectives of this title and other applicable policies of the city.
 2. Taking into account location, size, design and operating characteristics, the proposed use shall have a minimal adverse impact on the:
 - a. Livability;
 - b. Value; and
 - c. Appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.
 3. The location and design of the site and structures for the proposed use shall be as attractive as the nature of the use and its setting warrants.
 4. The proposed use shall preserve assets of particular interest to the community.
 5. The applicant shall have a bona fide intent and capability to develop and use the land as proposed, and has some appropriate purpose for submitting the proposal, and is not motivated solely by such purposes as the alteration of property values for speculative purposes.
 6. Any physical change in an approved conditional use shall require approval of an amended conditional use permit in accordance with the procedures set forth in this chapter. All conditional uses shall require continuing compliance with the terms of the approved conditional use and approved site plan, if any.
- D. **Additional Conditions May Be Imposed.**
1. In permitting a new conditional use, or the alteration of an existing conditional use, the planning commission or city council may impose, in addition to those standards and requirements expressly specified by this title, additional conditions which the city considers necessary to protect the best interest of the surrounding area or the city as a whole.
 2. These conditions may include, but are not limited to the following:
 - a. Increasing the required lot size or yard dimension;
 - b. Limiting the height, size or location of building or structure;
 - c. Controlling the location and number of vehicle access points;
 - d. Increasing the street width;
 - e. Increasing the number of required off-street parking spaces;
 - f. Limiting the number, size, location and lighting of signs;
 - g. Requiring diking, grading, fencing, screening, landscaping, or other facilities to protect adjacent or nearby property;
 - h. Designating sites for open space;
 - i. Designating specific hours of operation;
 - j. Requiring a site plan to be filed and approved as provided in Chapter 17.48.
- E. **Changes in Use Shall Conform to This Title.** In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use, any change in the use or in lot area, or an alteration of structure, shall conform with the requirements for conditional use.
- F. **Temporary Conditional Uses.**
1. In the case where a property owner proposes that a conditional use be allowed for a specific period of time, and where the proponent demonstrates that the proposed use will not change the character or nature of the property nor make any permanent improvements thereon, or where the proponent demonstrates to the city

that the proponent will utilize only temporary structures and/or temporary buildings, or structures or buildings that already conform to the provisions of the zone for which the use is intended, the city may issue a temporary conditional use permit.

2. In permitting the temporary conditional use, the city may waive, defer or modify any provision of this title when the planning commission determines that the provision would impose an undue hardship or unnecessary restriction upon the proponent of the temporary conditional use, taking into consideration the best interests and development policies of the city.
3. Except as specifically authorized under subsection (F)(2) of this section, the city shall issue the temporary conditional use permit only according to the provisions of this chapter.

G. Revisions in Approved Conditional Use.

1. Any change in an approved conditional use shall be made pursuant to the procedures set forth in this section for conditional use approval.
2. Where required conditional use has been approved, it is unlawful for any person to cause or permit any construction, reconstruction, improvement, erection or moving in of buildings, storage sheds, fences, decks, or other structures, or to cause or permit any change in use to take place in any manner except in complete and strict compliance with the approved conditional use.
3. **Exception.** If the change is solely a change in use to a permitted use in the zone where the property is located, the change shall not be unlawful.

MMC 17.56.020 (page 191): Procedure for taking action on a conditional use application.

The procedure for taking action on a conditional use application shall be as follows:

- A. **Owner May Initiate Request for Conditional Use.** A property owner may initiate a request for a conditional use by filing an application with the city recorder.
- B. **Public Hearing Required.** Before the planning commission may act on a conditional use application, it shall hold a public hearing thereon, following procedures established in Section 17.08.060.
- C. **Decision of Planning Commission to City Council.** The decision of the planning commission shall then be brought before the city council, along with a complete record of the hearing, at the next regular council meeting after the appeal period has expired on the planning commission decision.
- D. **Review on the Record and Decision By City Council.**
 1. The city council shall review the decision of the planning commission on the record without hearing further evidence.
 2. The city council shall:
 - a. Either affirm the decision of the planning commission, at which time the decision shall be final; or
 - b. Shall set the matter for a hearing de novo before the city council, after which the council shall affirm, reverse or modify the decision of the planning commission.
- E. **Written Notice of Decision, to Applicant, Required Within Time Limit.** Within ten (10) working days after a decision has been rendered with reference to a conditional use application, the city recorder shall provide the applicant with written notice of the decision of the city council.

MMC 17.56.030 (page 191): Time limit on a permit for a conditional use.

- A. **Authorization Good for Limited Time Only.** Authorization of a conditional use shall be void after one year or such lesser time as the authorization may specify unless substantial construction has taken place; substantial construction shall be solely determined by the planning commission.
- B. **Conditions Under Which Planning Commission May Grant Extension.** However, the planning commission may extend authorization for an additional period not to exceed one year, on written request by the property owner, to allow additional time to complete the requirements necessary to meet the conditional use provisions approved by the city council.



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Notice to Applicant

REIMBURSEMENT FOR ADMINISTRATIVE FEES

Dear Applicant:

The City of Metolius, like many cities in Oregon, is faced with a severely reduced budget for the administration of the City's ordinances. The land use planning process in the State of Oregon has become increasingly complex. To properly process your land use application, the City must rely upon professional consultants to assist in preparing the legal notices, conducting on-site inspections, preparation of staff reports and, in some cases, actual attendance at the Planning Commission and/or City Council meeting. The City utilizes a consultant to ensure your application is processed fairly and promptly. Because of the reduced budgets, the City finds it necessary to transfer those administrative costs to you, the applicant, as a part of the land use planning process. Therefore, you are asked to read and sign the statement below indicating you understand the requirement.

Administrative Cost Reimbursement

I/We, the applicants, _____ agree to reimburse the City of Metolius for the administrative costs, including publication costs and consultant fees incurred by the City to process our land use application.

(Property Owner or Agent)

Date: _____

CITY OF METOLIUS — Planning Commission

APPLICATION For CONDITIONAL USE – page 1 of 9

GENERAL INSTRUCTIONS: These instructions are intended to assist both the applicants and the Planning Commission, but are subordinate to both the Metolius Municipal Code (MMC) and Ordinances of the City which are the final authority.

To the Applicant: All initial requirements, and the appropriate fees, are required at the time this application is filed with the City Recorder. (Fees are nonrefundable.) The City Recorder will provide the proper City forms to begin the Conditional Use process, as well as copies of any ordinances you may need in connection with this application. The Planning Commission may not take action on your application until it is complete in its entirety. You will be notified if any additional information or materials are required by the Planning Commission before your Conditional Use Application may be considered.

Applicant retains pages 1 and 2.

Applicant completes pages 3 through 8, as indicated, and returns with all requirements and other supporting materials to the City Recorder.

Guidelines:

1. **Interpretation:** Where a provision of this title differs from another ordinance or requirement of the city, the provision or requirement which is more restrictive shall govern. (MMC 17.04.030 B.)
2. (MMC 17.56.010 A.) Conditional Uses listed in this title may be permitted, enlarged, or otherwise altered upon authorization by the city council in accordance with the standards and conditions in this chapter.
3. (MMC 17.56.010 A. and 17.08...) Conditional Use (and Site Plan, if required) must be approved:
 - a. Before any Conditional Use takes place;
 - b. Before any "Notice of Intent to Construct" is filed with the City Recorder;
 - c. Before any Building Permit if issued; and
 - d. Before any construction, reconstruction, alteration, improvement, erection or moving in, of buildings, storage sheds, fences, decks, or other structures takes place.
4. (MMC 17.08.020 C.1. and 17.48.040) "Notice of Intent to Construct" must be filed with City Recorder:
 - a. Before securing any required Building Permits; and
 - b. Before any construction, reconstruction, alteration, improvement, erection, or moving in, of buildings, storage sheds, fences, decks, or other types of structures takes place.
5. (MMC 17.08.020) Building Permit (or notice of exemption therefrom) is required:
 - a. Before any construction, reconstruction, alteration, improvement, erection, or moving in, of buildings, storage sheds, fences, decks, or other structures takes place; or
 - b. Before any change of use of a structure or lot takes place.
6. (MMC 17.56.010 G.2. and 3.) It shall be unlawful for any person to cause or permit any construction, reconstruction, alteration, improvement, erection, or moving in, of buildings, storage sheds, fences, decks or other structures, or changes in use in any manner except in complete and strict compliance with the approved Conditional Use. **Exception:** If the change is solely a change in use to a permitted use in the zone where the property is located, the change shall not be unlawful.
7. (MMC 17.56.030) Time Limit: Authorization of a Conditional Use shall be void after one year or such lesser time as the authorization may specify unless substantial construction has taken place; substantial construction shall be solely determined by the Planning Commission. However, the Planning commission may extend authorization for an additional period not to exceed one year, on written request by the property owner,...
8. (MMC 17.08.100) Violation... is punishable upon conviction by a fine... violation shall constitute a nuisance and the City may... institute injunction, mandamus, abatement, or other appropriate proceedings to prevent. enjoin... abate or remove the unlawful location, construction, maintenance, repair, alteration or use.

STEPS in the CONDITIONAL USE PROCESS:

#1 Applicant submits Initial Requirements:

- A. \$_____ Fee (fees are nonrefundable; see MMC 17.08.050)
- B. Completed Application Forms and Supporting Materials. (MMC 17.08.040)
- C. Site Plan review and approval is required:
 - 1. if the Conditional Use involves construction or alteration of any structure, including fences, or any other substantial physical change(s) to the property;
 - 2. if requested by the Planning Commission; or
 - 3. if use will be a Planned Unit Development (PUD).
- D. If Site Plan review and approval is not required, provide a scale drawing of the property showing complete details as required in section 15 of this guide. (MMC 17.56.010 B.)

#2 Applicant submits any additional requirements requested. (MMC 17.56.010 B. and D.)

#3 After an opportunity to review all materials submitted, City gives applicant notice that Planning Commission considers application complete, to date, and advises the applicant the date scheduled for Public Hearing.

#4 At least 10 days prior to date of Public Hearing: (MMC 17.08.060 A. and B.)

- A. City publishes notice of Public Hearing; and
- B. City mails notice of Public Hearing to owners of property within 100 feet of property for which Conditional Use is proposed.

#5 Public Hearing(s) before Planning Commission. (MMC 17.08.060)

#6 City Council reviews record of Public Hearing and recommendation of Planning Commission and takes action. (MMC 17.56.020 D.)

#7 City Recorder provides applicant written notice of the decision of the City Council. (MMC 17.56.020 E.)

#8 If Conditional Use is approved and involves any construction or alteration of proposed or existing buildings or structures, applicant must complete and file a "Notice of Intent to Construct" with the City recorder:

- A. Before securing any necessary Building Permits, and
- B. Before any construction, reconstruction, alteration, improvement, erection or moving in, of buildings, storage sheds, fences, decks, or other structures, takes place. (MMC 17.08.020 C.1. and 17.48.040)

13. “Standards for granting Conditional Uses”: (MMC 17.56.010 C.)

A. “The proposal shall be consistent with the Comprehensive Plan and the objectives of this title and other applicable policies of the city.” (MMC 17.56.010 C.1.)

1. Why use the property this way? _____

2. Why was this use selected? _____

3. Is there other property in the City where this use is a permitted use outright? _____ If “Yes”, what is the reason you do not want to use that property? _____

B. “Taking into account location, size, design and operating characteristics, the proposed use shall have minimal adverse impact on the Livability, Value, and Appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.” (MMC 17.56.010 C.2.)

1. What will be done to minimize adverse impact, as required? _____

2. What will be the hours of operation of the proposed use? _____

C. “The location and design of the site and structures for the proposed use shall be as attractive as the nature of the use and its setting warrants.” (MMC 17.56.010 C.3.)

1. Describe the appearance of property and structures adjacent to the property proposed for Conditional Use: _____

2. Describe how the appearance of the property will change because of proposed use: _____

3. Describe changes of appearance of existing buildings and structures because of proposed use: _____

4. Describe exterior materials and finish of any proposed buildings and other structures: _____

5. Describe, in detail, proposed landscaping to be used (including lawns, flowering plants, shrubs, trees, etc.), and indicate locations on the required Site Plan or scale drawing: _____

D. "Proposed use shall preserve assets of particular interest to the community." (MMC 17.56.010 C.4.)

1. What assets are to be preserved? _____

2. What will be done to preserve these assets, as required? _____

3. What assets will be destroyed or changed? _____

E. "The applicant shall have a bona fide intent and capability to develop and use the land as proposed, and has some appropriate purpose for submitting the proposal, and is not motivated solely by such purposes as the alteration of property values for speculative purposes." (MMC 17.56.010 C.5.)

1. a. Describe the evidence of your intent and capability to develop and use the property as proposed:

b. If proposed use is approved, how long thereafter will it be before proposed use begins? _____

c. What is estimated total cost to develop and use the property as proposed? \$ _____

d. How will this cost be financed? Provide details: _____

e. If development will require borrowing, what lender has committed to provide the necessary financing? _____

2. a. Describe your purpose in submitting this proposal: _____

b. Describe, in detail, the long-range plans for this Conditional Use: _____

- F. **PLEASE NOTE:** “Any change in an approved conditional use shall require approval of an amended conditional use permit in accordance with the procedures set forth in this chapter. All conditional uses shall require continuing compliance with the terms of the approved conditional use and approved site plan, if any.” (MMC 17.56.010 C.6.)

Acknowledged: _____

14. Does the Conditional Use involve construction, reconstruction, alteration, improvement, erection, or moving in, of any building, storage sheds, fences, decks or other structures, or changes in use?

A. Answer: _____ If “Yes”, describe in detail: _____

- B. 1. If “Yes”, Site Plan review and approval is required. (Planning Commission may require Site Plan even if no construction, reconstruction, alteration, improvement, erection, or moving in, of any building, storage sheds, fences, decks or other structures, or changes in use. (MMC 17.56.010 B., D.1., and D.2.j.)
- a. Secure Site Plan application forms from City Recorder. (MMC 17.08.040)
 - b. Be certain completed Site Plan application, Site Plan drawing, and any additional requirements are attached to this application. (Skip #15, go to #16.)
2. If “No”, Site Plan review and approval is not required, however a scale drawing of the entire property is required and shall include the information listed under item 15, below. The drawing and other data provided must include all information needed to fully consider this application. (Continue at #15; do not skip any.) (MMC 17.56.010 B., D.1., and D.2.j)

15. Provide a scale drawing of the property: (MMC 17.56.010 B., D.1., and D.2.j.) Please be complete and thorough in providing applicable information to avoid delay in reviewing this request.

Wherever applicable, this drawing shall include:

- A. Where an attachment of a minor addition to an existing building or structure is proposed, the drawing shall indicate the relationship of said proposal to the existing buildings and structures, but need not include other data required in subsections B. through T., below;
- B. Showing actual shape, dimensions and orientation of the parcel;
- C. Showing the locations and details of all buildings and structures, including fences, both existing and proposed;
- D. Showing location, layout and details of all off-street parking and loading facilities;
- E. Showing locations and details of all points of entry and exit for motor vehicles, and internal circulation pattern(s);
- F. Showing location of all walls and fences and indication of their height(s) and materials of their construction;
- G. Showing locations and details of exterior lighting standards and devices;
- H. Showing locations, sizes and details of exterior signs and outdoor advertising;
- I. Showing location and details of landscaping, lawns, trees, shrubs, etc.;
- J. Showing Locations and details of grading and slopes where they affect relationship of buildings and drainage;
- K. Indicate of heights of buildings and structures;
- L. Indicate proposed use of buildings shown on the site;
- M. Provide any other architectural or engineering data which may be required to allow necessary findings that the provision of this title are complied with;

- N. Showing location and details of sidewalks, walkways, patios, courtyards and/or decks;
 - O. Showing location and details of storm drainage system, including but not limited to, drainage and grading plan, existing topography and elevations. Construction grading or other manmade changes shall not be allowed to increase runoff which may affect downstream property or properties. Additional runoff must be contained within on-site systems or an approved drainage system.
 - P. Showing location and details of existing utilities (ie., electric, gas, television, telephone, water, etc.);
 - Q. Showing location and details of sanitary sewer system or location and details of septic tank(s) and drain field(s);
 - R. Showing location and details of water supply, showing size of main(s), water flow(s), and size of water line(s);
 - S. Showing location and details for existing and, if any, proposed fire hydrants with size and flow date;
 - T. Showing location and details of proposed public improvements;
 - U. Specify and describe intended type of occupancy for the structure (i.e., assembly, educational, manufacturing, processing, storage and type of contents, etc.);
16. "In permitting a conditional use, or the modification of a conditional use, the planning commission may impose, in addition to those standards and requirements expressly provided by this title, any additional conditions the planning commission considers necessary to protect the best interests of the surrounding property or the city as a whole." (MMC 17.56.010 B.)

"In permitting a new conditional use, or the alteration of an existing conditional use, the planning commission or city council may impose, in addition to those standards and requirements expressly specified by this title, additional conditions which the city considers necessary to protect the best interests of the surrounding area or the city as a whole." (MMC 17.56.010 D.1.)

"These conditions may include, but are not limited to, the following:"
(see MMC 17.56.010 D.2., a. through j., for list)

Please provide the following information to aid the Planning Commission in determining amount and kind of off-street parking and loading facilities required:

- A. Will the proposed use require having employees? _____ If "Yes", how many, total, both
 - 1. full time _____, and 2. part time _____
- B. What is the largest total number of people who will use the property at any one time? _____
- C.
 - 1. For churches, lodges, schools, or libraries, how many adults may be seated in the main assembly areas? _____
 - 2. For governmental uses, public utilities and public services:
 - a. How many permanent employees will there be? _____
 - b. How many seats will be provided in the main assembly area? _____
 - 3. For professional offices or medical facilities, how many permanent employees? _____
 - 4. For home occupations, how many adults, total, may use the property at any one time? _____
 - 5. For Commercial (C-1) zone requirements for off-street parking and loading facilities, see MMC 17.44 and provide the information required.
 - 6. For Industrial (M-1) zone requirements for off-street parking and loading facilities, See MMC 17.44 and provide the information required..
 - 7. For Open Space/Public Facilities (O/S) zone requirements for off-street parking and loading facilities, see MMC 17.44 and provide the information required.
- D. How many off-street parking spaces will be provided on the property? _____

Applicant(s) please be certain you have attached Site Plan or any scale drawings and other requirements necessary to meet the requirements of City Code, ordinances and policies, as requested.

City of Metolius – Application for CONDITIONAL USE – page 8 of 9

Applicant(s) declare that the answers and statements in this application and supporting materials and data are correctly recorded, complete and true to the best of their knowledge and belief.

Signature of Applicant(s) _____ Date _____
(If other than owner(s)) _____ Date _____

The Owner(s) consent to this application and declare that the answers and statements made in this application and supporting materials and data are correctly recorded, complete and true to the best of their knowledge and belief.

Signature of Owner(s) _____ Date _____
_____ Date _____

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Applicant: Please also complete this section:

(Please print name(s) and address(s))

Property Owner(s) _____ Phone () _____

Mail Address _____ City _____ St/Zip _____

Application Filed By _____ Phone() _____

Mail Address _____ City _____ St/Zip _____

FOR CITY USE ONLY

Date Received _____ Fees Received \$ _____ Receipt # _____ Received By _____

1st request for additional info (what?) _____

Date requested _____ Date received _____

2nd request for additional info (what?) _____

Date requested _____ Date received _____

3rd request for additional info (what?) _____

Date requested _____ Date received _____

4th request for additional info (what?) _____

Date requested _____ Date received _____

Date Notice given to Applicant(s) that application is complete? _____

Date scheduled for Public Hearing: _____

Date Applicant notified: _____

Name of newspaper where notices published: _____ (Attach Copy)

Date(s) Notice published: _____

Date Notices mailed to parties within 100 feet of property: _____

Planning Commission Decision: _____ Date _____

City Council Decision: _____ Date _____

Metolius Municipal Code (MMC) sections affecting Conditional Uses:

- MMC 17.56.010 – Authorization to Grant or Deny Conditional Uses
- MMC 17.56.020 – Procedure for Taking Action on a Conditional Use Application
- MMC 17.56.030 – Time Limit on Permit for Conditional Use
- MMC 17.08.020 – Building Permits (incl. Notices of Intent to Construct, etc.)
- MMC 17.08.030 – Appeals
- MMC 17.08.040 – Form of Petitions, Applications and Appeals
- MMC 17.08.050 – Filing Fees
- MMC 17.08.060 – Public Hearings
- MMC 17.08.020 – Authorization of Similar Uses
- MMC 17.04.030 – Interpretation
- MMC 17.08.100 – Abatement and Penalty