

Conditional Use Permit

A special type of variance wherein the local government has recognized that it is often necessary to permit certain uses in zones other than those in which they are classified, because of their unusual characteristics or the large area required for their operation. These uses require special consideration as to their proper location in relation to adjacent uses or to the development of the community and to the various elements of the General Plan. Because of the various types of uses and locations requiring this special consideration, the specific conditions under which each use may be permitted must also be considered.

General Plan Amendments

In a local government's General Plan, the Land Use element specifies the general categories of land use appropriate to the development (or redevelopment) of all properties in the city (or county). Sometimes our clients do not agree that the land use designation given to their property is the most appropriate. Many local governments provide a way to request a new land use designation by means of a General Plan Amendment.

Radius Map and Ownership Lists

A radius map depicts the property that is the subject of the zoning application and all land within a designated radius of the subject property. Some local governments require only that the designated radius be inscribed on a County Assessor's map. Others require a drawing indicating size of each parcel and owner's name all on an original map drafted from the jurisdiction's base maps. Ownership lists, often printed on peel-off labels, accompany radius maps and list the owners of all of the properties within the designated radius of the radius map.

Variance

A Variance is an administrative relief from the strict application of zoning restrictions (land uses, lot areas or setbacks) where topography or surrounding uses differ substantially from the norm and the requested use will not be detrimental to the enjoyment of surrounding properties.

Zone Change

A legislative action that changes the zone that underlies the subject property. The primary reason would be to change the permitted use(s).

Zone, Zoning

A Zone is a property designation, established by legislative action, for every property in the city (or county). Over the years it has been found that the general public welfare, the stability of property values and the encouragement of land development are all fostered by the careful designation of zones which allocate various types of land use. In addition to establishing zoning districts that prescribe (or prohibit) land uses, the zoning regulations govern the amount of lot area and green areas required for individual developments, the maximum height and floor area permitted in various buildings and the amount of automobile parking space required with the various kinds of improvements.