

Attachment D
Conditional Use Criteria

18.128.015 General Standards Governing Conditional Uses

Except for those conditional uses permitting individual single-family dwellings, conditional uses shall comply with the following standards in addition to the standards of the zone in which the conditional use is located and any other applicable standards of the chapter:

1. The site under consideration shall be determined to be suitable for the proposed use based on the following factors:
 1. Site, design and operating characteristics of the use;
 2. Adequacy of transportation access to the site; and
 3. The natural and physical features of the site, including, but not limited to, general topography, natural hazards and natural resource values.
2. The proposed use shall be compatible with existing and projected uses on surrounding properties based on the factors listed in DCC 18.128.015(A).
3. These standards and any other standards of DCC 18.128 may be met by the imposition of conditions calculated to ensure that the standard will be met.

18.128.020 Conditions

In addition to the standards and conditions set forth in a specific zone or in DCC 18.124, the Planning Director or the Hearings Body may impose the following conditions upon a finding that additional restrictions are warranted.

1. Require a limitation on manner in which the use is conducted, including restriction of hours of operation and restraints to minimize environmental effects such as noise, vibrations, air pollution, glare or odor.
2. Require a special yard or other open space or a change in lot area or lot dimension.
3. Require a limitation on the height, size or location of a structure.
4. Specify the size, number, location and nature of vehicle access points.
5. Increase the required street dedication, roadway width or require additional improvements within the street right of way.
6. Designate the size, location, screening, drainage, surfacing or other improvement of a parking or loading area.
7. Limit or specify the number, size, location, height and lighting of signs.
8. Limit the location and intensity of outdoor lighting and require shielding.
9. Specify requirements for diking, screening, landscaping or other methods to protect adjacent or nearby property and specify standards for installation and maintenance.
10. Specify the size, height and location of any materials to be used for fencing.
11. Require protection and preservation of existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.
12. Require that a site plan be prepared in conformance with DCC 18.124.

18.128.300 Mini-Storage Facility

1. Each individual space for rent or sale shall be less than 1000 square feet.

2. Mini-storage shall be limited to dead storage. Outside storage shall be limited to boats, recreational vehicles and similar vehicles placed within designated spaces on an all-weather surfaced area which is surrounded by a sight-obscuring fence at least six feet in height.
3. Yards shall be permanently landscaped.
4. Yard dimensions adjacent to residential zones shall be the same as required yards within the residential zone.
5. Parking shall be provided for office space associated with the mini-storage facility at one (1) space for every 300 square feet of office space. A minimum of two (2) parking spaces shall be provided for all mini-storage facilities regardless of office size.
6. All structures shall be fenced and visually screened.
7. Traffic lanes shall be 12 feet wide with an additional 10-foot parking lane, except where the traffic lane does not serve the storage units. All areas provided for vehicle access, parking and movement shall be improved to minimum public road standards.
8. A residence for a caretaker or 24-hour on-site manager is permitted.
9. There shall be only one access from each adjacent street.
10. Outside lighting, including shading to prevent glare on adjacent properties, may be required for safety and security purposes.