

WHAT ARE USE PERMITS?

All land in the County is zoned for certain land uses. The zoning ordinance lists land uses that are permitted by right in each zoning district. The zoning ordinance also lists uses that may be allowed only under specified conditions. These are the uses for which a conditional use permit is required.

DO I NEED A USE PERMIT?

Planning Division staff can inform you of the zoning district and zoning regulations applicable to your property. The planner can explain how the regulations apply in your case and whether a major or minor use permit will be necessary. The representative will also inform you of any environmental review requirements pertaining to your proposed project by referring to the California Environmental Quality Act (CEQA).

HOW DO I APPLY?

Application forms and pertinent filing information are available from the Lake County Planning Division. A Use Permit application requires a filing fee and an additional fee for an environmental assessment. The applicant is also required to provide adequate information pertaining to the proposed project. Such information includes a site plan and any other information that will assist staff in evaluating your specific project.

WHAT INFORMATION NEEDS TO BE SHOWN ON THE SITE PLAN?

Specific site plan information depends upon your individual type of application. A typical site plan might include:

1. Location of existing and proposed structures
2. Location of parking spaces
3. Setback distances
4. Slope (topographic lines)
5. Location of water and sewer lines
6. Adjacent streets or roads

Site plans must be accurate and drawn to scale. A detailed handout on how to prepare a site plan is available at the Planning Division

HOW ARE USE PERMITS DECIDED?

Major use permit requests are decided at a public hearing before the Planning Commission. Planning staff will set a time and place for the use permit hearing. The County Planning Division will mail notice of the hearing to the applicant and all property owners within 300 to 700 feet of the exterior boundaries of the subject property, and publish it in a county newspaper.

Minor use permits are not usually reviewed by the Planning Commission, but may be approved by the Zoning Administrator without a public hearing if there is no controversy. If a public hearing is requested by the applicant or other interested party, the hearing is held before the Zoning Administrator.

The County Zoning Ordinance provides that a use permit may be granted when the Planning Commission or Zoning Administrator finds that:

1. The proposed use of the property will not be detrimental to the health, safety, morals, comfort and general welfare of the persons who live and work in the vicinity of the property.
2. The proposed use will not be detrimental to the property values and aesthetic values of the neighborhood.
3. The proposed use is consistent with General Plan policies and the purpose and intent of the zoning ordinance.

In approving a use permit, the Commission or Zoning Administrator may include such conditions as are deemed reasonable and necessary under the circumstances, to insure that the above findings can be made. Such conditions, without limiting the discretion and authority of the Commission or Zoning Administrator, may include time limitations, design criteria, street dedication, and street and drainage improvements.

In addition to granting or denying a use permit, the Planning Commission or Zoning Administrator may elect to continue a public hearing and refer the matter to staff for more information or specific details.

Any decision, grant or denial, shall be final upon termination of the appeal period or after final resolution of any properly filed appeal.

APPEALS

Any person dissatisfied with the decision may appeal by submitting an application for an appeal with the appropriate fee to the Planning Division within 7 calendar days of the public hearing. Decisions by the Zoning Administrator may be appealed to the Planning Commission.

EXPIRATION/REVOCAATION

Use permits shall automatically expire if they are not vested within two years of the date of approval, or if the use for which the use permit was granted has ceased or has been suspended for a period of 24 consecutive months, unless otherwise specified in the use permit.

The Planning Commission has the authority to revoke a use permit if the Commission finds that the use for which the permit was granted is detrimental to the public health, safety or welfare, the permit was obtained by fraud, or conditions of the permit have been violated.

Is there a special activity you would like to do on your property?

You may qualify for a

USE PERMIT



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