

11-3 Level 2 Conditional Uses

The following may be granted Level 2 conditional use permits when approved pursuant to the procedures and standards in this Article.

11-3-1 On-Premise Occupations (Business)

(a) Definition:

An occupation for compensation on a lot and/or within additional accessory buildings in addition to the residential dwelling situated on the same lot.

(b) Required Information:

In addition to the information required herein for all Permit Applications, the Applicant shall submit information necessary to demonstrating compliance with the following conditions:

- (1) The number of non-family members proposed to be employed in the proposed business.
- (2) The physical appearance, traffic and other activities in connection with the on-premises occupation do not conflict with the existing character of the neighborhood or the intent of the zone in which the on-premises occupation is operated and do not depreciate surrounding property values
- (3) The effect the proposed business may reasonably be expected to have upon the volume and flow patterns of traffic in the neighborhood and its effect upon the character of the neighborhood as a whole. In this connection, the Planning Commission shall consider the need or proposed use of commercial vehicles by the proposed business, the frequency of deliveries and the type of delivery vehicles which may be reasonably expected to come to the premises, as well as the customer traffic which is expected to be generated.
- (4) Signs shall be allowed if located on the same lot as the premise occupation as a condition of the permit. Signs shall not exceed two in number and four feet by eight feet or 32 square feet in area and are subject to all requirements listed in Article VI, Section 6-21.
- (5) Road access approval has been obtained from the appropriate State and/or County road authorities.
- (6) The business does not involve the operation of a salvage yard, or junk yard, operation of more than two semi trucks, operation of an animal rendering or by-products business, or any use requiring a Level 3 approval under other provisions of this Ordinance.
- (7) The owner of the business is personally residing on the premises and continues to do so.
- (8) The business has obtained and maintains a current business license to operate within the County.
- (9) The business maintains liability and casualty insurance to protect members of the public who come onto its premises.

(c) Required Findings:

Compliance with all above listed conditions , all other requirements specified in this Ordinance and any other conditions placed on the applicant by the approving agency.

(d) Duration:

For so long as the business operates in compliance with the aforesaid conditions and maintains a current Business License from Emery County.