

CHAPTER 1246 SPECIAL USES

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To provide for an orderly arrangement of compatible building and land uses, and for the social and economic welfare of the Village, special uses require particular consideration as to their proper location in relation to adjacent established or intended uses, or to the planned development of the community.¹³

1246.01 **General Provision**

- A. Council, all members elected thereto, is hereby vested with the power to permit, in the following districts, uses which may be permitted for the respective district, provided that such uses are deemed to be in keeping with authorized uses.¹⁴
- B. Such special permits shall be subject to such protective restrictions as may be deemed necessary, including, but not limited to, term limitations, hours of operation, off-street parking, lighting restrictions, set back requirements and fencing. Council, all members elected thereto, may terminate any permit for a violation of terms or limitations therein prescribed.
- C. If recommended by the Planning Commission, Council, all members elected thereto, may authorize the issuance of such a special permit by a majority vote of the members elected thereto. With Commission approval or without Commission recommendation, such action by Council, all members elected thereto, shall require the concurrence of five members.

1246.02 **Permit Procedure**

The procedure for filing of the application, detailed Site Plan, filing fees, notices, referral to the Planning Commission and review by Village Council shall be the same procedure as an amendment to the Zoning District parcel as set forth in Chapter 1248 (Amendments) of this Zoning Code. All applicants shall use the form provided by the Village to request special use permit. A Special Use Permit is restricted to the use granted and shall not be changed without approval of Village Council.

¹³ Amended Ord. 27-2006; Effective August 1, 2006

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1246.03 Site Design and Development

Site plan review according to Section 1241.06 (Site Plan Requirements) and review of landscaping plans shall be required for all Special Uses.

1246.04 Expiration of Special Use Permit

A Special Use Permit, if granted, shall be for only one (1) main use and said permit shall automatically expire if, for any reason, the special use is not initiated within one (1) year of the granting of the permit or if the special use ceases to exist for more than two (2) years.