

## Zoning Ordinance

### Section 1206.00 - Similar Uses

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#### 1206.01 Purpose and Scope

The purpose of this section is to provide for those uses not specifically listed in a particular zoning district but which are similar in character, scale and performance to the permitted uses specified therein. Those zoning districts in which a similar use may be authorized are:

- |                                     |                     |
|-------------------------------------|---------------------|
| A. Parks, Recreation and Open Space | <a href="#">PRO</a> |
| B. Recreation Commercial            | <a href="#">RC</a>  |
| C. Neighborhood Commercial          | <a href="#">NC</a>  |
| D. Highway/Tourist Commercial       | <a href="#">HC</a>  |
| E. Resource Industrial              | <a href="#">RI</a>  |
| F. Light/General Industrial         | <a href="#">LI</a>  |
| G. Heavy Industrial                 | <a href="#">HI</a>  |
| H. Public Assembly Institutional    | <a href="#">PAI</a> |

#### 1206.02 Review Criteria

A similar use may be authorized pursuant to subsection [1206.01](#) above and subject to the [Type A](#) application procedure set forth in [Section 1301](#) and provided that the applicant demonstrates that the proposed use satisfies the following criteria:

- A. The use is consistent with the purpose and scope set forth in subsection [1206.01](#) and with the purpose of the underlying zoning district; and
  
- B. The use conforms with the applicable standards and limitations of the underlying zoning district.

#### 1206.03 General Requirements

Any similar use authorized pursuant to this ordinance shall be subject to the following additional requirements:

- A. An authorized similar use is not personal to the applicant and shall be deemed to run with the land.
  
- B. Where the granting of a similar use is contingent upon an amendment to this ordinance and an application for such amendment has been recommended for approval by the Commission, the Commission may authorize the granting of a similar use contingent upon the necessary final action of the Board in respect to

the required ordinance amendment, and further action by the Commission shall not be necessary.

#### **1206.04 Record of Determination**

Unlisted uses which the decision-making body has determined to be similar to the permitted uses in the underlying zoning district shall no longer require a similar use permit and shall be considered as permitted uses in the applicable zoning district.

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