

## Chapter 20.67

### RESIDENTIAL USE PERMITS

#### Sections:

- 20.67.010 Purpose.
- 20.67.020 Applicability.
- 20.67.030 Procedure.
- 20.67.040 Action.
- 20.67.050 Notification.
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**20.67.010 Purpose.** The provision for residential use permits is to permit certain additional uses in residential districts, in a manner that will have a minimal impact on the neighborhood's residential character. (Ord. 765, September 2003.)

**20.67.020 Applicability.** Whenever it is stated in this ordinance that certain uses may be permitted in residential districts upon approval of a residential use permit, it shall mean that the proposed use may be permitted at a particular location and in such a way that the residential character of the neighborhood will not be detrimentally affected. (Ord. 765, September 2003.)

**20.67.030 Procedure.**

- A. Valid Applicant. The property owner, the owner's authorized representative or a non-owner resident may file an application for a residential use permit. Where the applicant is a non-owner resident, the owners or owner's representative's signature shall be on the application.
- B. Application for a residential use permit shall be accompanied by the following:
  - 1. When applicable, a site plan of the property involved showing all existing and proposed structures and off-street parking.
  - 2. A report from a title company or the Benton County assessor showing the ownership of record of the property involved, and a list of names and addresses of all owners of record of all abutting property.
  - 3. A filing fee as determined by the city fee resolution. (Ord. 765, September 2003.)

**20.67.040 Action.** The Mayor or his designee after referring the matter to appropriate agencies for their comments, shall approve, conditionally approve, deny or refer to the planning commission an application within ten working days after filing. Should the application be approved, or conditionally approved, the residential use permit shall not be issued until five days after approval, unless appealed to the planning commission or city council. (Ord. 765, September 2003.)

**20.67.050 Notification.** Upon approval, the Mayor or his designee shall notify, in writing, the applicant, the owner of record of subject property, and all abutting property owners that a residential use permit will be issued unless appealed to the planning commission or city council within five working days after the date of notification. (Ord. 765, September 2003.)

**20.67.060 Appeal.** Any person aggrieved by an action of the Mayor or his designee in the fulfillment of the objectives of this ordinance may appeal such action to the planning commission or city council. (Ord. 765, September 2003.)