

CONDITIONAL USE PERMIT

INFORMATION

City of Cleveland Heights

Application available at www.citizenserve.com/clevelandheights

Contact: planningcommission@clevelandheights.gov or 216-291-4878

Prospective applicants are strongly advised to consult with Planning & Development Department staff before applying. Staff members will explain the process and make applicants aware of the regulations that apply to their projects. It is necessary to obtain a permit before establishing or substantially altering a conditionally permitted land use in any zoning district in Cleveland Heights. Most conditional use permits are reviewed and acted upon by the Planning Commission. Planning Commission meetings are held on the second Wednesday of each month, with some adjustments for holidays, at 7:00 p.m. Applications are due on the second Wednesday of the preceding month.

When reviewing and application for a conditional use permit, the Planning Commission must determine that the proposed conditional use satisfies the standards listed on this form below, as well as any use-specific standards that may apply to the proposal. It is the applicant's responsibility to address all general and specific standards for a conditional use. See Title Seven - Conditional Use Regulations for more info.

On the application you must provide a brief narrative describing your use, including detail to help the Planning Commission understand your use such as number of full-time employees, hours of operation, how the building and/or the site will be used, number of persons who you will serve, the maximum number of people that will be serving at one time, any specific details that explain how the building or site is used.

General Standards for Conditional Uses

- A. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- B. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the area.
- C. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- D. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- E. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.
- F. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.
- G. The establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire, and schools.
- H. There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible.
- I. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code.
- J. That the conditional use shall, in all other aspects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code