

COMMERCIAL DISTRICT FACT SHEET

Definition

The local service commercial district classification is applied to properties which constitute a compact, centrally located land area *containing local service commercial uses necessary for the convenience of town residents*. All uses within this district are required to secure a use permit.

Filing Fee

\$300, no part of which is refundable. A fee of \$300 will be charged for renoticing a hearing. Any continuation or modification of a use permit requires renoticing. Fees for the review of the application by Town Consultants will be billed to the applicant at cost.

Mandatory Findings

- 1) The use is consistent with the public welfare.
- 2) The use is not a detriment to neighborhood character.
- 3) The property is suitable for the proposed use.
- 4) Adequate consideration has been given to assure the protection of the environment.
- 5) Traffic generation of the proposed use will not unreasonably burden municipal improvements or services.
- 6) The use is consistent with the general plan & zoning code.
- 7) Adequate consideration has been given to assure conservation of property values, the suitability of the particular area for the proposed use and the harmony of the proposed use with the planned development and future land use of the general area.

Time Frame for Processing

The Commercial District Application will first be reviewed for completeness. This review will not exceed 30 days. Once the application has been determined to be complete, it will be placed on the next available agenda space for a hearing before the Ross Town Council. The Town Council ordinarily meets the second Thursday of each month at 7 p.m.

Submittal Requirements

1. Three complete Commercial District Applications.
2. \$300 Filing Fee
3. Three full size copies and six half size copies, drawn to scale of plans determined necessary by the town staff to evaluate the project.
4. Every person who engages in any business, trade or occupation within the Town is required to obtain a business license from the Town. A license is required even if the business is not located within the Town of Ross. All professionals associated with planning applications must obtain their required business licenses in conjunction with the planning review of their application.

The Town of Ross will mail notice of the proposed use to property owners within 500 feet of the subject property.