

ARTICLE 49

SEC. 21-49 ZONING PERMIT.

49.1 Zoning permit: Zoning permits, revocable, conditional and/or valid for a term period, may be issued for those uses authorized by Table A in Article 27 of this Chapter. Zoning permits shall be issued by the Planning Director in the manner, and subject to the conditions, as specified in Article 27. The zoning permit is a ministerial permit.

49.2 Application: Application for a zoning permit shall be made in writing by the owner of the property; or lessee, purchaser in escrow or optionee with the written consent of the owner; on a form prescribed by the Planning Department. The application shall be accompanied by any applicable fee in an amount to be set by the Board of Supervisors, and plans showing the details of the proposed use to be made of the land or building, and any other pertinent information required by the Planning Department as provided in Article 55. **(Ord. No. 1749, 7/7/1988)**

49.3 Public hearing and notice:

- (a) No public hearing is required.
- (b) The Review Authority for zoning permits shall be the Planning Director or his designee.
- (c) No public notice is required.

49.4 Findings required for approval: The Review Authority shall approve a zoning permit if all of the following findings are made:

- (a) That the proposed use is a permitted use in the district where located and is consistent with the general plan.
- (b) That the proposed use does meet the development standards of the district in which it is proposed.
- (c) That the proposed use does comply with the performance standards of Article 41 when indicated in Section 27.3.
- (d) That the proposed use is listed as a permitted use in Table A, Section 27.2, and meets the specific conditions required in Section 27.3.
- (e) That the applicant has executed the zoning permit agreeing to:
 - 1. Obtain all applicable Building, Health, and Public Works Department permits, and agricultural clearances prior to issuance of the zoning clearance;
 - 2. Comply with the conditions of Section 27.3;

3. Operate the approved use at all times in conformance with the conditions of Section 27.3 and as described in the zoning permit application.
- (f) That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis. (Ord. No. 2128, 1/14/1993)

49.5 Permit issuance: Upon payment of any applicable fees and a determination by the Planning Director that the requirements of Section 49.4 have been met, the Planning Director shall issue the zoning permit. The zoning permit shall be effective upon issuance. Where applicable, the zoning permit may be issued at the same time as other required permits.

49.6 Appeals: Appeals shall be filed, noticed and heard in the manner provided for administrative appeals in Section 58.10.

49.7 Expiration: A zoning permit shall expire as provided for in Article 27. All other zoning permits not so specified in Article 27 shall expire or be revoked as provided for in Article 60. (Ord. No. 2128, 1/14/1993)

49.8 Revocation: Zoning permits may be revoked as provided in Article 60.