



REQUIRED FINDINGS **NONCONFORMING USE**

ADDRESS EACH CRITERIA AND SUBMIT WITH YOUR APPLICATION.

When did you purchase this property?

When was the current use of the property established?

How many customers do you serve on the premises daily or weekly?

How many employees do you have?

What changes will be made in the number of customers served, hours of operation, and number of employees?

What was the original nonconforming use on this land, and when was it established (if different than above)?

What activities, uses, or businesses have been located on this property since the original nonconforming use? Please list type of activity and dates of operation.

Why is this proposal necessary to allow you to compete in today's marketplace. Is this change brought about by new technology, merchandising trends, or other factors?

What effect will your project have on adjacent property values?

What improvements will be made to the appearance of your structure or uses so that it compliments other uses and buildings in the area? (Please address exterior appearance, screening, fencing, parking, and signage.)

The following questions address the points that the Examiner must consider when granting a nonconforming use permit. (Section [18A.75.070.B.1](#), Pierce County Development Regulations-Zoning)

- A. The proposed alteration, enlargement, expansion, or replacement of the nonconforming use is necessary to adapt the nonconforming use and associated structures to changes in technology, merchandising, or other generally recognized trends which affect the utility of structures or the applicant's ability to compete;
- B. The proposed alteration, enlargement, expansion, or replacement will not introduce any hazards or interfere with the potential development of nearby properties in accordance with present zoning regulations;
- C. The nonconforming use and associated structures will comply with the requirements of PCC [18A.70.030](#) E.;
- D. The proposed alteration, enlargement, expansion, or replacement will result in improvements in functionality or safety and in exterior appearance, screening, access or other features which will make the use or structure more compatible with allowed uses;
- E. The proposed alteration, enlargement, expansion, or replacement is consistent with and furthers the goals of the Comprehensive Plan, and applicable Community Plan, and will not detract from the intent of the Comprehensive Plan, and applicable Community Plan, and any implementing regulation;
- F. There will be no significant increase in the amount of smoke, dust, noise, vibration, odor, fumes, or glare; and
- G. There will be no significant adverse impact due to the hours or times of operation.
- H. If within an adopted community plan area, the applicable site design and landscape/planting standards set forth in Title [18J](#) PCC shall be met for the entire site to achieve maximum screening and buffering.