



Need More Information?

Additional information on conditional uses, fees or scheduling a pre-application meeting can be obtained from:

Permit Center
Douglas County Transportation & Land Services
140 19th Street NW
East Wenatchee, WA 98802

Phone (509) 884-7173
Fax (509) 884-3954

Or

Visit us on the Internet at
www.douglascountywa.net
for on-line applications, comprehensive plans, the county code,
and other useful information

*This publication is intended to provide general information only.
It is not a substitute for the requirements of official plans, policies, resolutions and/or codes.*



● Conditional Use

A “conditional use” is a use or activity that may be appropriate or desirable in a particular zoning district, but certain characteristics of the use may make it harmful to surrounding properties and citizens unless appropriate conditions are established.

● Examples of Conditional Use

Potential conditional uses are specified in each district of the zoning code and are often considered supportive of the permitted uses in the same zoning district.

For example, single-family homes are permitted outright in a residential low-density zoning district. To support the residents of a neighborhood, churches, schools and utility substations may be necessary.

However, schools, churches and utility substations are of a scale that is larger than traditional residential use and have impacts that are different than houses.

These conditional uses may be authorized only after they meet the criteria established in code and reasonable public concerns have been addressed.

● General Requirements

An application that has been denied cannot be resubmitted within twelve months of the date of action unless there has been substantial modification or reduction in the intensity of the proposal.

Please keep in mind, **the conditional use application process usually takes a minimum of 60 days** once a complete application is submitted, depending on the nature and complexity of the proposal.

● Review Criteria

Conditional use permits must comply with the Douglas County Code and all applicable local, state or federal regulations.

Conditions may be imposed upon approval, depending on the use. Conditions could address parking, traffic, noise, hours of operation, or other pertinent issues.

● Review Process

Applications for conditional use permits are classified as “quasi-judicial” by the Douglas County Code.

Quasi-judicial review involves a pre-application meeting and submitting a formal application that is processed for action by the Douglas County Hearing Examiner. This includes a public hearing. *Refer to the “Permit Process” brochure for more information on the quasi-judicial review process.*

The zoning code sets out specific requirements that a conditional use must meet. Here is a summary:

1. The project is **consistent with the Comprehensive Land Use Plan.**
2. The proposed use will be **harmonious with other uses** in the area.
3. The **traffic will not be burdensome** to the transportation system in the vicinity.
4. The proposed use will be **satisfactorily served by facilities and services** such as highways, roads, schools, law enforcement, fire protection, drainage, refuse disposal, and domestic water and sanitary sewers.
5. The proposed use will **not cost public agencies more** to serve than the surrounding uses.