

CHAPTER 3

USES PERMITTED IN DISTRICTS

The Planning and Zoning Commission strives to accommodate reasonable demands for public and private uses that are conducive to the protection and enhancement of Grove and Grand Lake's environmental, recreational and socioeconomic resources. The Uses permitted in the various zoning districts are identified on the Zoning Regulations Permitted Use Table.

Although, the Permitted Use Table captures the majority of uses allowed in the various zoning districts, the Planning and Zoning Commission recognizes other current or potential future uses may fall outside these uses. In some instances, the Planning and Zoning Commission may permit a use not listed that is determined to have a limited impact and to have little or no effect on resources and existing uses in that zoned district provided that it is in compliance with City Codes and Zoning Regulations. Certain uses may not be appropriate in some districts, given the location's characteristics and prevailing use pattern. The Planning and Zoning Commission may require more scrutiny and justification through the permitting process and may deny uses that have a significant negative impact on properties located within any zoned districts.

Any Use that is identified on the Permitted Use Table as a Reviewable Use (R) will not be allowed until an application has been submitted to the Planning and Zoning Commission for their review. Upon receipt of the application, the Planning and Zoning Commission will consider the following to determine if the proposed Use shall be approved or denied:

- Characteristics of existing permitted uses allowed within the zoning district where the property is located;
- Location and topography of the property;
- Impact on adjacent properties;
- Environmental effects;
- Potential economic development and tourism benefits; and
- Land Use Map

NON-CONFORMING USES

Existing Uses that met the City of Grove Zoning Regulations and City Codes at the time the Use was allowed, but which may no longer be compatible with the Uses Permitted in Districts, shall become a Non-Conforming Use and must comply with Chapter 6 SECTION 6-1 NON-CONFORMING USES of the City of Grove Zoning Regulations.

(Amended per Ordinance No. 693, 01/20/2015)