

What is a Special Use Permit?

A **Special Use Permit** (also known as a “conditional use permit”) is required by various zones for certain uses that have potential issues with neighborhood compatibility. Conditions can be applied to prevent damages or impacts to adjacent properties.

A Special Use Permit usually requires some sort of environmental review document and a public hearing. All neighbors who own property within 300 feet of the boundaries of the permit property are notified by mail and a legal notice is published in the newspaper when the hearing date is established. Any member of the public may provide input on the proposed project and make their wishes known.

Special Use Permits can be **approved, approved with added conditions, or denied**. There is no guarantee that a Special Use Permit will be approved, because the decision is based on findings of neighborhood compatibility.

Special Use Permits usually have no expiration date, unless one is added to the conditions of approval.

What is a Zoning Clearance Certificate?

A **Zoning Clearance Certificate** would be issued by the Planning staff to certify that a proposed commercial operation conforms with all current requirements of zoning regulations, any terms and conditions of any permit or subdivision map or any other legal requirements.

No public hearing would be required in those zones where a Zoning Clearance Certificate is established to allow commercial operations.

Plumas County’s zoning code currently does not have any Zoning Clearance Certificate process, so a new process would have to be developed.

What is the Zoning for my parcel/property?

Interactive zoning maps are available at <https://mangomap.com/plumasgis/maps/47662/plumas-county-zoning#>. Access the parcel number on the lower right hand menu or use the address query on the upper right hand search feature.

You may also phone Planning staff at (530) 283-6213 or (530) 283-6207 or email beckyherrin@countyofplumas.com or timevans@countyofplumas.com to find out your zoning.