



**CONDITIONAL USE APPLICATION FOR
MOTOR VEHICLE SALES AREAS**
(Conditional Use in C-3 & C-3A)

The Codified Ordinances of the City of Fairfield, Ohio designate that Motor Vehicles Sales Areas require conditional use zoning approval from the Planning Commission. The application is attached.

“Motor vehicle sales area” means any establishment, place of business, property or open area used for the display, storage, sale, lease or rental of new or used motor vehicles in operable condition.

"Motor vehicle" means any machine designed or intended to travel over land, sea or air by self-propulsion or while attached to any self-propelled vehicle, i.e. camper, trailer, travel trailer.

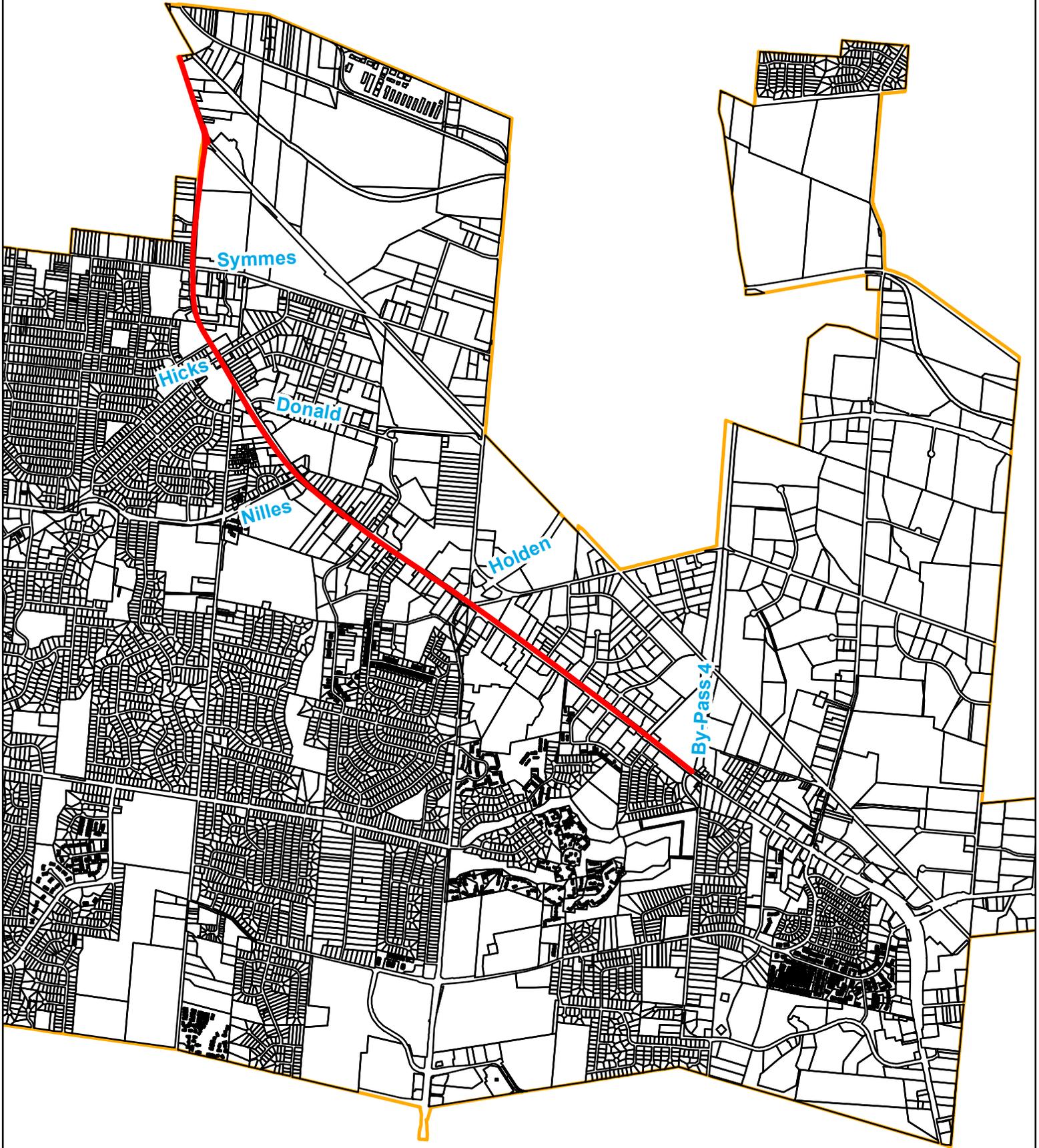
All applications must include a site plan – TO SCALE – that meets the requirements as stated in the application, as well as the following items per Section 1165.02(I) of the Zoning Code:

May be located only on properties with principal street frontage on State Route 4 and located northwest of the intersection of State Route 4/Bypass 4/Ross Road, and subject to additional conditions as determined by the Planning Commission including, but not limited to:

1. Ingress, egress and internal circulation.
2. Sight distance and visibility.
3. Setback of displays or storage from right-of-way, sidewalk or edge of pavement.
4. Perimeter curbing, buffering, landscaping, parking lot striping and other similar aesthetic and/or safety requirements.
5. Minimum lot size of one (1) acre and minimum principal street frontage on State Route 4 of 100 feet.
6. Inoperable or junk motor vehicles, boats, recreational vehicles and trailers are not permitted on site. All repair and detailing beyond washing shall be completed in an enclosed building.

*All other applicable zoning and code requirements of the City of Fairfield shall also apply.

Route 4 (Dixie Hwy)





**APPLICATION FOR CONDITIONAL USE
FAIRFIELD PLANNING COMMISSION
(REFERENCE CODIFIED ORDINANCE NO. 166-84)**

DATE: _____

SECTION I

The undersigned requests a Conditional Use for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Planning Commission.

The undersigned hereby applies for permission to:

in accordance with plans, application, and all information hereto attached and made a part of this application.

The **Applicant** hereby acknowledges that if this application is granted and this permit is approved, the undersigned does hereby covenant and agree to comply with all provisions and ordinances of the City of Fairfield, Ohio pertaining to same and to erect and/or modify the structure according to plans and specifications, as approved by the Building Division.

Applicant: _____

Signature: _____

Sworn to and subscribed before me, this _____ day of _____

Notary Public: _____

The **Property Owner, (if different than applicant)**, acknowledges by signature below, that he/she is aware of this application. Should this permit be approved, the undersigned does hereby covenant and agree to comply with all provisions and ordinances of the City of Fairfield, Ohio pertaining to same and to erect and/or modify the structure according to plans and specification, as approved by the Building Division.

Property Owner: _____

Signature: _____

Sworn to and subscribed before me, this _____ day of _____

Notary Public: _____

SECTION II

ADDRESS OF PROJECT:

Applicant Information

Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Information Required

1. Plans, drawn to scale, showing the floor plan, actual shape and dimensions of the lot, existing buildings, proposed and existing streets, existing and intended use of each building and/or proposed building, parking areas, walkways, curb cuts, and other such information with regard to the lot and adjacent lots as may be necessary to determine and provide for the proper hearing of the application.
2. Attach plans along with a \$50 filing fee or send electronically to development@fairfieldoh.gov.
3. Planning Commission meets the **second** and **fourth** Wednesday of every month. **The full application, including the filing fee, must be submitted at least 10 days prior to the meeting.** If you have any questions pertaining to your application, please contact the Development Services Department at (513) 867-5345 or development@fairfieldoh.gov.