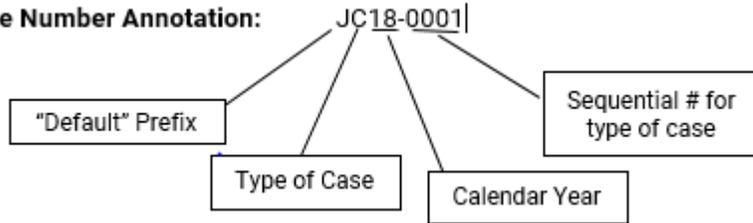




Appeal (of Administrator’s Decision): Any person that disagrees with a decision of the Zoning Administrator in the enforcement of the Linn County Unified Development Code (UDC) may appeal the decision to the Board of Adjustment. An appeal must be filed not later than 30 days from the date of the decision by filing with the Planning & Development Department a notice of appeal, specifying the grounds for appeal.

Case Number Annotation:



Type of Case:

- AP = Appeal
- C = Conditional Use Permit
- V = Variance
- SE = Special Exception

Conditional Use Permit (CUP): A type of permit subject to review by the Planning and Zoning Commission and final approval or denial by the Board of Adjustment. A conditional use is a use of land that has the potential for significant impact on the surrounding area (for instance, a sand & gravel pit or a golf course). A Conditional Use Permit will specify conditions, limitations or restrictions that will help mitigate those impacts.

Conditional Use – Home Occupation: A type of conditional use case for any occupation, profession, activity or use carried out by a resident with the intention for economic gain in the resident's own dwelling unit and/or accessory structure on the property. The home occupation must be clearly subordinate to the residential or agricultural use of the property.

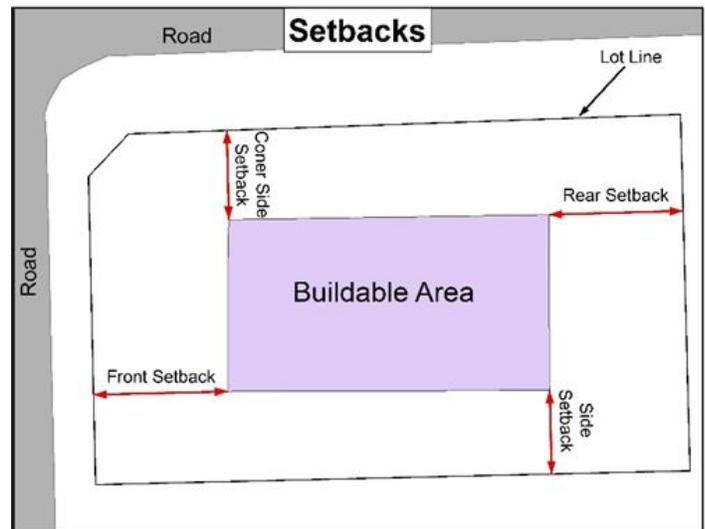
Linn County Comprehensive Plan: A planning document adopted by the Board of Supervisors containing a vision of how the county will grow and change, and a set of strategies to guide land use decisions. The Linn County Comprehensive Plan includes strategies for alternative & renewable energy, economic development & employment opportunities, hazard planning, livable communities, resource protection, sustainable development, and transportation. The Comprehensive Plan can be found on the Linn County website: <https://www.linncounty.org/299/Comprehensive-Plan>.

Minimum Levels of Service (MLS): The minimum levels or type of improvements or services required by the Unified Development Code in accordance with a development agreement. Most new development must meet minimum levels of service for roads, fire protection, and water & waste treatment.

Nonconforming: A building, structure, or use which was lawfully erected and/or used prior to the adoption of the ordinance or amendments, and which does not conform to the provisions of the adopted ordinance or amendments for the zoning district within which such building, structure, or use is located.

Setback: The minimum required horizontal distance between a lot line and a building or structure located upon the lot. Different zoning districts have different setback requirements.

Special Exception: A minor modification of the setback, frontage, height, or other bulk provisions of the UDC as applied to a specific piece of property. A Special Exception is distinct from a variance, and must meet a “practical difficulty” standard.



Unified Development Code (UDC): The Unified Development Code ([Part II of the Linn County Code of Ordinances](#)), contains the county's zoning, subdivision, floodplain, and other land development regulations. The UDC establishes administrative and procedural guidelines regarding acceptable land use, development standards, application review, and code enforcement. Provisions of the UDC, guided by the County's comprehensive plan, aim to encourage the long-term viability of agriculture, protect private property rights, promote smart growth, protect natural resources, and provide for minimum levels of service.

Variance: A modification or variation of the setback, frontage, height, or other bulk provisions of the Unified Development Code as applied to a specific piece of property. A variance allows a greater modification to the zoning provisions than a Special Exception, and must meet an "unnecessary hardship" standard. An unnecessary hardship is only established if the applicant can demonstrate virtually all economic value of an individual property is lost due to the enforcement of the zoning provision as applied to that particular property.