

How to Obtain a Conditional Use Permit

First, establish your property location and which zoning district your property is located in (available at the Town Office).

Next, determine what type of business you might be interested in doing within the district.

Generally speaking, allowable uses through conditional use would be:

- Bed and Breakfasts, short term rentals with a maximum of 6 rooms.
- Boarding House: Long or short term rentals, 6 maximum rooms.
- Churches
- Essential Public Services (fire and police stations)
- Government Buildings
- Group Homes
- Class B manufactured homes are specifically prohibited in most areas
- Nursing homes and hospitals
- Parks, schools, community centers and daycare facilities
- Other similarly related, low impact activities.

Within the Downtown Commercial district the following are allowed:

- Art Galleries
- Gas Stations
- Government Buildings
- Grocery stores
- Hardware Store
- Laundromat
- Lodging; hotels, motels, and apartments
- Museums and curatorial facilities
- Professional offices
- Restaurants
- Retail stores
- Taverns
- Visitor information Facilities
- Other similarly related, low impact commercial activities

The following activities would require a conditional use permit in Downtown Commercial districts:

- Equestrian facilities (trail rides and corrals)
- Light manufacturing
- Professional service facilities (contractor shops)
- Public transportation services (tour vehicles)
- Other similarly related, light to medium impact commercial activities appropriate in an historic downtown commercial setting.

Any other activities and situations may be addressed with a variance permit request.

Conditional use permits require a posting, on-site for sixty days prior to the hearing. The necessary paperwork may be obtained at the town offices.

Additionally, the town will post the notice of the conditional use application in the newspaper for two weeks prior to the hearing. The cost of this will be passed on to the applicant.

The decision on whether or not the conditional use permit will be accepted is up to the board of adjustments, made up of the town council.

If there are any questions, contact the town offices at 406-843-5321.

**TOWN OF VIRGINIA CITY
PO Box 35
Virginia City, MT 59755**

APPLICATION FOR CONDITIONAL USE PERMIT

Owner(s) of record for the property: _____

Mailing Address: _____

Zoning District: _____ Phone Number: _____

Street address of property: _____

Legal description of property: _____

Please state in detail the nature of the conditional use requested: _____

List the positive impacts if this request is granted: _____

List the negative impacts if this request is granted: _____

Time line for completion of project or start of activity: _____

Hours of operation: _____

Parking plan: _____

If applicable, please explain food and beverage service planned: _____

What would be the possible noise impacts? _____

Print name: _____

Signature: _____

Date: _____

Notice of Conditional Use

This property located at:

Is intended for use as:

Posted:
