

## **SECTION 19 - JUNK YARDS**

No conditional use permit shall be granted unless:

1. The applicant first submits to the FCZA for submission to the Planning Commission a site and screening plan to include:
  - a. A map showing the relative location of the site to other property or properties within one (1) mile on a side. An ordinary plat map designating the location of the site will be acceptable.
  - b. An exact legal description describing the boundaries of the land to be occupied by the junk yard.
  - c. Proof of right of occupancy for the intended use of the land proposed to be used for the junk yard.
  - d. A screening plan which is reasonably designed to screen the junk yard operation from public view within five (5) years.
  - e. A consent to permit county employees or agents to enter upon the property for purposes of inspecting for compliance with this ordinance and state law and to enter upon the property with equipment to bring it into compliance if, after opportunity for a hearing the County Board of Commissioners finds the junk yard is not in compliance. This consent shall include the right to enter upon the property for purposes of enforcing Paragraph 5. hereof.
2. The County Board of Commissioners may require as a condition of the permit that the site shall be entirely screened from public view before the site is first used as a junk yard. When the site is remote from public view and not readily visible, the County Board of Commissioners may allow the site to be used as a junk yard immediately but may require the maintenance of existing screening and the planting or construction of additional screening where appropriate to more effectively screen the junk yard from public view.
3. If the owner/operator of the salvage operation elects to establish a vegetative screen, the area of the vegetative screen shall be maintained so as to promote the rapid growth of the vegetation which includes weeding, fertilization, and watering of the vegetation as necessary.
4. Any expansion of the salvage operation beyond the originally approved boundaries shall be considered a breach of conditions and shall be grounds in and of itself for revocation of the permit.
5. The Board of County Commissioners shall require that the owner/operator post a bond in such form and such sum as the Board of County Commissioners shall determine with sufficient sureties running to the county conditioned to pay the county the extraordinary costs, including legal expense of cleaning up the salvage operation if the conditional use permit has been lawfully revoked and the owner/operator fails or refuses to clean up the site. For this purpose, cleaning up

the site means restoring it to the condition that it was in prior to it's being used as a junk yard, but if that is not feasible or practical, to such condition as the County Board of Commissioners of Commissioners may reasonably specify.

6. The County Board of Commissioners may condition such a permit in any other way consistent with the safety, health and welfare of the inhabitants of the county.
7. A conditional use permit for a junk yard is personal to the owner/operator. It may not be transferred except upon application to the FCZA and approved by the County Board of Commissioners of Commissioners. The County Board of Commissioners of Commissioners may require a new or increased bond from the transferee pursuant to paragraph 5. hereof.