

Special Exception (SPEX)

Department of Planning and Zoning- Legislative Land Use Review

A Special Exception (SPEX) process is used to evaluate certain uses listed in each zoning district that may be appropriate, but because of potential impacts on their neighbors are not permitted by right. Such uses may be permitted if the Board of Supervisors is satisfied the impacts can be addressed.

The SPEX process allows the Planning Commission and the Board of Supervisors opportunities to review the request, hear public comment on the proposal, and impose appropriate conditions or restrictions on the use (referred to as “Conditions of Approval”) to minimize the negative impacts.

The Special Exception process is also used by the Board to review requested modifications to certain Ordinance performance standards or changes to approved concept development plans.

Approved Special Exceptions have a limited period or validity, typically five (5) years within which a project must be started.