

Specific Use Standards

A Specific Use Permit is intended to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the Zoning Ordinance. The Permit, if granted, may include conditions placed upon the development of the property. No specific use shall be recommended for approval by the Planning and Zoning Commission and approved by the City Council unless it has made findings, based upon the evidence presented at the public hearing, to support each of the following conclusions:

- A. The proposed use is in accord with the objectives of these regulations and the purposes of the district in which the site is located.
- B. That the proposed use will comply with each of the applicable provisions of these regulations.
- C. That the proposed use and site development, together with any modifications applicable thereto, will be completely compatible with existing or permitted uses in the vicinity.
- D. That the conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and ensure compatibility with existing or permitted uses in the same district and the surrounding area, and that the prescribed zoning standards do not provide enough mitigation of the impacts identified, thus warranting stricter standards, if so recommended.
- E. The Commission has given due consideration to all technical information supplied by the applicant.
- F. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.