

## **10-13-5: BASIS FOR ISSUANCE OF CONDITIONAL USE PERMIT:**

The planning commission shall not authorize a conditional use permit unless evidence is presented to establish that:

- A. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and
- B. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons, nor injurious to property and improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering the following:

### **1. Agricultural And Residential Zones:**

- a. Will the proposed use generate enough traffic to be detrimental to the immediate neighborhood?
- b. Will the proposed development overload the carrying capacity for which local streets are designed?
- c. Will internal traffic circulation adversely affect adjacent residential property?
- d. Will parking facilities' location adversely affect adjacent residential properties?
- e. Will parking facilities be effectively screened from adjacent residential properties?
- f. Will the relationship of structures and parking be complimentary to the aesthetics of the general area?
- g. Will the proposed signs adversely affect the development itself or the overall aesthetics of the immediate area?
- h. Will the proposed landscaping be sufficient to enhance the aesthetic acceptability of the development?

### **2. Commercial Zones:**

- a. Will traffic ingress and egress adversely affect the general traffic patterns in the area?
- b. Will parking facilities' location adversely affect internal circulation or access to public street circulation?
- c. Will building location create a pedestrian traffic hazard by causing blind approaches to sidewalks?

- d. Will building design be compatible with or complimentary to already established adjacent structures?
- e. If the development is adjacent to a residential zone or use, will the building location, lighting, parking or traffic circulation adversely affect the adjacent residential use or zone?
- f. Will proposed signing be complimentary to the development and overall aesthetic nature of the immediate area?

### 3. Industrial Zone:

- a. Will heavy vehicle traffic adversely affect adjacent residential or commercial properties?
- b. If the proposed use may emit pollutants of any type, will such pollutants detrimentally affect residential, commercial or industrial properties in the immediate vicinity?
- c. Will landscaping add aesthetic acceptance to the proposed development?
- d. Will proposed signs be in good taste and not create adverse effects on adjacent residential or commercial properties?
- e. Will the building location adversely affect adjacent residential or commercial property?
- f. Will ingress and egress be sufficient to handle intended traffic and will internal traffic circulation adversely affect the general area traffic circulation?

C. The proposed use will comply with the regulations and conditions specified in this title for such use; and

D. The proposed use conforms to the goals, policies and governing principles of the master plan for the city. (Ord. 6-18-81A, 6-18-1981)