

**11-13-2: CONTENTS OF APPLICATION FOR SPECIAL USE PERMIT:**

A. An application for special use permit shall be filed with the clerk by at least one owner or lessee of property for which such special use is proposed. At a minimum, the application shall contain the following information:

1. Name, address and telephone number of applicant;
2. Legal description of property;
3. Description of existing use;
4. Zoning district;
5. A plan of the proposed site for a special use, drawn to a readable scale, showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the commission may require to determine if the proposed special use meets with the intent and requirements of this title; and
6. An objective narrative statement evaluation of the effects on adjoining property; the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the comprehensive plan. (Ord. 559, 7-12-2016)

**11-13-3: GENERAL STANDARDS APPLICABLE TO ALL SPECIAL USES:**

A. The planning and zoning commission shall review the particular facts and circumstances of each proposed special use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

1. Will, in fact, constitute a special use as established in this title for the zoning district involved;
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or the zoning ordinance;
3. Will be served adequately by essential public facilities and services such as highway, streets, police and fire protection, drainage structures, refuse disposal, water, sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
4. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
5. Will not create excessive additional requirements as to public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic and surrounding public thoroughfares; and
8. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance. (Ord. 559, 7-12-2016)