

Sec. 6.650. - Standards for approval.

- A. Special uses may be approved by action of the Governing Body after recommendation from the Commission using the procedures set forth in Article 2. Special uses may be approved with conditions including, but not limited to, requirements for special yards, open spaces, buffers, fences, walls, and screening; the installation of landscaping and maintenance; provisions for erosion control; requirements for street improvements, dedications, limitations on ingress and egress movements into and out of the site, and traffic circulation; limitation on signage; limitation on hours of operation and other characteristics of operation; conditions specifically listed under the individual special use and other conditions deemed necessary to insure compatibility with surrounding land uses.
- B. In considering any application for a special use permit, the Commission and Governing Body may give consideration to the criteria listed below, to the extent they are pertinent to the particular application.
 - 1. Character of the neighborhood;
 - 2. Compatibility with adjacent property uses and zoning;
 - 3. Suitability of the property for which the special use is being requested;
 - 4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties;
 - 5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property;
 - 6. Impact on the street system to handle traffic and/or parking;
 - 7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available;
 - 8. Impact of noise pollution or other environmental harm;
 - 9. Potential negative impact on neighborhood property values;
 - 10. Extent to which there is need of the proposed use in the community;
 - 11. Economic impact upon the community;
 - 12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use;
 - 13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied;
 - 14. Conformance to the UDO, and current city policies and ordinances;
 - 15. Recommendation of professional staff;

16. Consistency with permitted uses in the area in which the special use is sought.