

Sec. 21-59. Evaluation criteria.

In addition to meeting special standards for a particular use, the applicant must illustrate that he/she can comply with the following criteria when any conditional use is proposed.

- (1) Adequate transportation access to the site exists;
- (2) The use will not significantly detract from the character of the surrounding area;
- (3) Hazardous safety conditions will not result;
- (4) The use will not generate significant noise, odor, glare, or dust;
- (5) Excessive traffic or parking problems will not result; and
- (6) The use will not create significant visual impacts for adjoining properties or passersby.

(e) *Required findings.* All decisions regarding a conditional use permit application shall not be approved or denied unless each of the following findings has been made:

- (1) The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety;
- (2) That the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that the development is a public necessity; and
- (3) That the location and character of the development in accordance with the proposed conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.