

Conditional Use Permit

The following factors should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:

- a) The suitability of the specific property for the proposed use;
- b) The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
- c) Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;
- d) The economic impact of the proposed facility or use on the surrounding area;
- e) The aesthetic impact of the proposed facility or use on the surrounding area;
- f) The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
- g) The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
- h) The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
- i) The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
- j) The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

As stated in Centerville Zoning Code 12.21.100(e)

https://centerville.municipalcodeonline.com/book?type=zoning#name=12.21.100_Conditional_Use_Permit