



ZONING ORDINANCE
DIVISION 712
SUPPLEMENTARY USE REGULATIONS

712.01 Special land use permits

A. Within each zoning district’s standards, certain property uses may be allowed provided they obtain a Special Land Use Permit (SLUP) from either the Board of Zoning Appeals or City Council. This additional review is necessary due to the increased possibility that such uses may have a negative impact on surrounding properties and their value. The City retains its right to subject certain uses to greater scrutiny to determine if they are appropriate or if additional safeguards may mitigate potentially harmful effects on neighboring properties. Table B below denotes those uses which are permitted only after issuance of a Special Land Use Permit, permitted zoning districts and issuing entity.

TABLE B. SPECIAL LAND USE PERMITS

Use	Zoning District	Board
Adult Entertainment	LI, HI, CRC, RRC	City Council
Asphalt or Concrete Plants	HI	City Council
Auto salvaging and wrecking yards.	HI	City Council
Automobile storage yards and wrecker services for damaged or confiscated vehicles.	LI, HI	City Council
Chipping, grinding or reduction of materials, stumps, trees, limbs, construction debris, glass, concrete, asphalt, rock, etc.	HI	City Council
Composting facilities	HI	City Council
Breweries, distilleries, and wineries, including accessory tasting rooms, with production space over 15,000 square feet	CRC, RRC, CBD	City Council
Extended Stay Hotels	RRC, OS, OHR	City Council
Group Home, regardless of the number of residents	RA-4, RA-6, RA-8, LRO	Board of Zoning Appeals
Group Homes containing more than 4 residents	R-1, R-2, R-3, R-4	Board of Zoning Appeals
Halfway House ¹	OI, RM, RHR	Board of Zoning Appeals
Home Occupation, Type B	R-1, R-2, R-3, R-4, MHP, PRD-SF	City Council
Indoor BB/Air Rifle Shooting Range	CRC, RRC, LI HI	City Council
Petroleum and petrochemical refining and storage	HI	City Council

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Private landfills	HI	City Council
Quarries or mining operations	HI	City Council
Recycling Processing Facility	LI, HI	City Council
Scrap metal, iron or steel collection/recovery	LI, HI	City Council
Scrap Yards or Junk Yards	LI, HI	City Council
Telecommunications Infrastructure	CRC, RRC, CBD, OS, LI, HI	City Council
Trash/garbage handling, hauling or disposal facilities or any use associated with these uses	HI	City Council
Truck stops/refueling stations	HI	City Council
Truck terminals	LI, HI	City Council
Used or discarded tire storage/disposal facilities	HI	City Council
Waste materials handling and recovery facilities	HI	City Council

- B. All applications for Special Land Use Permits heard by the Board of Zoning Appeals shall be advertised in the same manner as applications for variances and public hearings will be held thereon in the same manner.
- C. All applications for Special Land Use Permits heard by City Council shall be advertised in the same manner as applications for rezoning and public hearings will be held thereon in the same manner.
- D. The issuing board may grant Special Land Use Permits for any given period of time at their own discretion.
- E. The issuing board shall consider, at a minimum, the following in its determination of whether or not to grant a Special Land Use Permit:
 1. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
 2. Whether or not the use is compatible with the neighborhood.
 3. Whether or not the proposed use will constitute a nuisance as defined by state law.
 4. Whether or not property values of surrounding property will be adversely affected.
 5. Whether or not adequate provisions are made for parking and traffic considerations.
 6. Whether or not the site or intensity of the use is appropriate.
 7. Whether or not adequate provisions are made regarding hours of operation.
 8. The location or proximity of other similar uses (whether conforming or nonconforming).
 9. Whether or not adequate controls and limits are placed upon commercial deliveries.
 10. Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.
 11. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.

Cross reference—Special land use permit necessary, Sec. 704.06.

Amended 8/17/13 (#20130576).