

EXHIBIT B

UDC 2.2(a) Conditional Use Review Criteria

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design. 2. Property access. 3. Hours of operation of the business. 4. Vehicular trips generated by the use. 5. Impact of the use on surrounding properties. 6. Impact of the use on the natural features of the site. 7. Separation from similar uses and conflicting uses.

UDC 4.2.3

B. Conditional Use Standards. A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;
2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;
3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;
4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;
5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area;
6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general; and
7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.