

City of Meridian Zoning Ordinance

Section 1400 Special Use Permit

1400.02. Application for special use permits: Applications for special use permits shall be filed on forms and with supporting material as required by this ordinance. The following supporting materials are required for applications:

- (1) Site plan showing these elements:
 - (a.) Ground floor coverage on the site of all buildings and structures (building footprint)
 - (b.) Intended use of buildings
 - (c.) All driveways, curb cuts
 - (d.) Parking areas and number of parking spaces provided
 - (e.) Landscape screens, walls, and open buffer space; and
 - (f.) Landscape planting plans for critical screens.
- (2) A narrative to describe development proposals difficult to show on the site plan. These may include: staging schedule for project construction; site calculations and tables; architectural design of the project of buildings as they relate to permit conditions, soundproofing, lighting, fencing, walls, trash storage and loading areas and docks.

1400.03. General standards: No special use permit shall be approved unless **all** of the following findings are made:

- (1) The special use is in conformity with the city's comprehensive plan generally or the *Future Land Use map* specifically; and with the purpose, intent and applicable standards of this ordinance;
- (2) The proposed special use is designated by this ordinance as a special use in the zoning district in which the property in question is located;
- (3) The proposed special use will comply with all applicable regulations in the zoning district in which the property in question is located;
- (4) The proposed use will comply with all special regulations established by this ordinance for such special use;
- (5) The establishment or maintenance of the special use shall not be detrimental to the public health, safety, or general welfare;
- (6) The special use shall be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district;
- (7) The special use must not depreciate property values;
- (8) The special use must not be hazardous, detrimental, or disturbing to present surrounding land uses due to noise, glare, smoke, dust, odor, fumes, water pollution, erosion, vibration, general unsightliness, electrical interference, or other nuisance;
- (9) The special use must generate only minimal vehicular traffic on local streets and must not create traffic congestions, unsafe access, or parking needs that will cause inconvenience to the adjoining properties;
- (10) The special use must be served adequately by essential public services such as streets, police, fire protection, utilities, schools, and parks;
- (11) The special use must not create excessive additional requirements at public cost for public facilities and services and shall not be detrimental to the economic welfare of the city;
- (12) The special use shall preserve and incorporate the site's important natural and scenic features into the development design;
- (13) The special use shall cause minimal adverse environmental effects;
- (14) No conditions imposed on a special use as a result of these standards will be so unreasonably difficult as to preclude development of the use.

1400.04. Conditions, safeguards, and assurances: The Zoning Administrator may impose such conditions relating to the Special Use Permit as necessary in the particular case to protect the public interest, in relation to the items listed in *General Standards* above and as may otherwise be reasonably necessary, and may require a guarantee or bond to insure continued compliance with such conditions and continued maintenance of such safeguards. Violation of conditions or safeguards lawfully attached to any special use shall be deemed violations of this ordinance. The Special Use Permit may be revoked until all violations are corrected.

1400.05. Special uses apply to property, not person: When granted, a Special Use Permit, together with any conditions or safeguards attached, shall apply to the land, structure or use for which it was issued, and not to a particular person, however, a change in ownership of a use is grounds for review and issuance of a new permit.

*Please note that all City Ordinances apply

SPECIAL USE PERMIT APPLICATION

FILE NUMBER: _____

DATE: _____

(PLEASE TYPE OR PRINT PLAINLY IN INK)

1. APPLICANT/OWNER: _____

2. MAILING ADDRESS: _____

3. TELEPHONE NUMBER/s: _____

4. ADDRESS OF SUBJECT PROPERTY: _____

(STREET AND NUMBER)

5. ZONING DISTRICT: _____

6. A SPECIAL USE PERMIT AS REQUIRED BY ZONING ORDINANCE SECTION _____, PARAGRAPH _____ AND SUBJECT THE REVIEW STANDARDS OF SECTION 1400 IS HEREBY REQUESTED FOR THE ACTIVITY DESCRIBED BELOW:

****NOTE: PLEASE ATTACH A SITE PLAN TO THIS APPLICATION. THE APPLICATION CAN NOT BE PROPERLY CONSIDERED UNLESS THIS INFORMATION IS PROVIDED.**

APPLICATION FEE IS \$50.00

(APPLICANT'S SIGNATURE)