

Development Review Process

The present zoning ordinance utilizes the conditional use review process for many uses. This procedure is used quite extensively in the commercial and industrial zoning districts. Conditional use applications are reviewed by the Planning Commission and stipulations are imposed in such areas as screening, landscaping, site configuration and highway access. It is recommended that the zoning ordinance utilize permitted special uses to a greater extent in dealing with design and aesthetic requirements. This change would result in faster administrative review in comparison to the more time consuming Planning Commission review and approval process.