TOWN OF GRANT
CONDITIONAL USE APPROVAL CRITERIA

Your conditional use application will be evaluated on the basis of the criteria listed below.

The Town may approve or approve with conditions an application for a conditional use permit only if the following criteria are satisfied:

A. The conditional use will not substantially harm the public health, safety and general welfare and will not be contrary to federal/state/ local law or administrative code.

B. The conditional use is appropriate in design, character and appearance with the existing or intended land use and is consistent with the Town of Grant Comprehensive Plan.

C. The conditional use will not be detrimental to uses or property in the vicinity of the subject parcel.

D. The conditional use complies with all other applicable provisions of the Town of Grant Zoning Ordinance.

E. The conditional use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated through conditions of use.

F. The location, size and height of buildings, structures, walls, storage yards, fences, screening, outdoor lighting and signage for the conditional use will not unreasonably interfere with allowable development or use of neighboring properties.

G.   The conditional use will be served by adequate infrastructure including utilities, emergency services, roads and water.

H. The conditional use will not introduce noise, smoke, dust, fumes, vibrations, odors or other conditions that would unreasonably impact existing uses in the vicinity of the subject parcel.

I. The vehicular, air and rail traffic associated with conditional use will not be hazardous to existing or anticipated traffic in the vicinity of the subject parcel.

J. The conditional use will have adequate wastewater disposal and storm water control.

K. The conditional use complies with any local, state or federal laws and regulations for the storage, handling and disposal of hazardous or non-hazardous materials and waste.

L. The conditional use has merit and value for the community as a whole.