

Comprehensive Plan Amendment

Goals and Objectives – Land Use and Design

- Goal No. 13:** To recognize that certain uses possess special characteristics or generate secondary effects that have the potential to be detrimental to surrounding persons and property. Zoning, licensing, and/or other standards should be developed to address the primary and secondary effects resulting from these uses:
- A. By identifying uses that have a greater potential to be detrimental or generate primary and/or secondary effects. These uses include but are not limited to animal feeding operations, landfills, incinerators, recycling centers, rendering plants, towers, salvage yards, sexually oriented business, and industrial operations involving the storage or manufacture of chemicals, petroleum products, or hazardous materials.
 - B. By identifying those primary or secondary effects which are likely or have a propensity to occur and developing standards tailored to mitigate impacts. Standards may include, but are not limited to:
 - 1. Requiring distancing separation from sensitive land uses including distancing from residential, public and semi-public, and other uses which may be negatively impacted;
 - 2. Prohibiting the concentration of certain uses to mitigate the likelihood of adverse effects;
 - 3. Developing standards that address operational characteristics such as hours of operation, facility design, occupancy, lighting, signage, access, and/or orientation;
 - 4. Restricting certain uses to specific zoning districts or areas where the potential for impact is minimized; and
 - 5. Requiring heightened review procedures, including the requirement for a conditional use permit and/or special licensure.
 - C. By developing inspection procedures and protocols to ensure that facilities and their operations are continuously maintained to meet applicable standards.
 - D. By implementing permit or licensure suspension, revocation, and enforcement procedures to address violations.