



# SPECIAL USE PERMIT APPLICATION

(For Collective Residences ONLY)

## City of Snellville, Georgia Department of Planning & Development

2342 Oak Road, 2<sup>nd</sup> Floor

Snellville, Georgia 30078

Phone 770.985.3515 Fax 770.985.3551 [www.snellville.org](http://www.snellville.org)

DATE RECEIVED \_\_\_\_\_

**CASE # SUP** \_\_\_\_\_

Version 10-27-2020

**Applicant** is: (check one)  
 Property Owner  
 Attorney for Property Owner  
 Property Owner's Agent

**Property Owner** (if not the applicant):  check here if additional property owners and attach additional sheets.

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Corporate Entity Name

\_\_\_\_\_  
Corporate Entity Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Phone Number (wk) (cell)

\_\_\_\_\_  
Phone Number (wk) (cell)

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Collective Residence Type:  Family Personal Care Home  Community Living Arrangement  Group Home

This SUP application is also being filed along with applications for:  Rezoning  Land Use Plan Amendment  None

Present Zoning District Classification: \_\_\_\_\_ Present Future Land Use Classification: \_\_\_\_\_

Proposed Zoning District Classification: \_\_\_\_\_ Proposed Future Land Use Classification: \_\_\_\_\_

Property Street Address: \_\_\_\_\_ Acreage: \_\_\_\_\_ Tax Parcel No.: \_\_\_\_\_

### **APPLICATION FEES:**

- Special Use Permit Application \$ 500 (without rezoning); or \$250 with rezoning
- Public Notice Sign \$ 75 (single-sided) or \$125 (double-sided) per parcel, per road frontage
- Adjoining Property Owner Notice \$ 15 (per adjoining property X 2 public hearings)

Special use permits may not be used for securing early zoning for conceptual proposals which may not be undertaken for more than 6 months from the date the application is submitted. A special use permit application will be considered only if it is made by the owner of the property or their authorized agent.

**COLLECTIVE RESIDENCE:** Any residence, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food, one or more personal services, support, care, or treatment exclusively for two (2) or more persons who are not related to the owner or administrator of the residence by blood or marriage and which is licensed as a Group Home, Personal Care Home, or Community Living Arrangement pursuant to O.C.G.A. § 31-2-4(d)(8). Any residence that Georgia law requires to be licensed as a Community Living Arrangement, Group Home, Personal Care Residence, Continuing Care Retirement Community (CCRC), CCRC Independent Living Unit, CCRC Assisted Living Facility, CCRC Skilled Nursing Facility, or any other facility permitted by the State of Georgia to house two (2) or more unrelated persons, shall be a Collective Residence. Collective Residences shall only be allowed by Special Use Permit explained below and shall be subject to the Use Standards on page 4.

**SPECIAL USE:** A use which while not permitted as a matter of right may be allowed within a given zoning district when meeting standards as prescribed by this UDO. Special land uses have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this UDO.

**UDO Sec. 103-10.1. General:** Special use permits are intended as a means for the City Council to authorize certain uses that are not permitted by-right in a zoning district. Special use permits may be subject to meeting specific standards by Chapter 200 Article 6 (Use Provisions), but still require individual review by City Council because of the increased potential for incompatibility with its immediate neighborhood.

#### **UDO Sec. 103-10.2. Application Requirements**

- A. Each application for a special use permit must be filed with the Department and must include the following:
  1. Payment of the appropriate application fee.
  2. A current legal description of the site. If the site includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for all lots.
  3. One (1) original and ten (10) copies of the property boundary survey. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land surveyor no more than 12 months before the date of application submittal.
  4. One (1) original and ten (10) copies of the proposed site plan, drawn to scale, showing: a north arrow; land lot, district, and parcel number; the dimensions with bearing and distance; acreage; location of the tract(s); the present zoning district of all adjacent lots; the proposed location of structures, driveways, parking, and loading areas; and the location and extent of required buffer areas. The site plan must be prepared by an architect, engineer, landscape architect or land surveyor whose State registration is current and valid. The site plan must be stamped and sealed by one of the four above-mentioned professionals no more than 6 months before the date of submittal. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director.
  5. Letter of intent explaining what is proposed and any requested variance(s) from the Use Standards.
  6. Attach a copy of the Use Standards as applicable to the requested Special Use. Demonstrate that the property and requested Special Use is in compliance with each Use Standard. Non-compliance with any Use Standard shall be requested as a variance from the Use Standard(s) and may be grounds for denial of the Special Use Permit.
  7. Ten (10) stapled or bound copies of the special use permit application and all supporting documents, in addition to one unbound application bearing original signatures. In addition, a digital copy in .pdf format of all plan submittals must be submitted using the means requested by the Director.
  8. Architectural building renderings indicating building elevation, colors, construction materials, etc. of which the facades and roofs will consist.
  9. Additional information deemed necessary by the Director in order to evaluate a proposed use and its relationship to the surrounding area must be submitted.
  10. A traffic impact analysis when required by Sec. 103-5.2 (see page 9 below).

#### **UDO Sec. 103-10.3. Review Criteria**

In reviewing applications for a special use permit, the following standards and factors must be considered by the Planning Commission and the City Council in place of the matters identified in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11:

- A. Applicable use standards of Chapter 200 Article 6 (Use Provisions); and
- B. Whether the proposed use would be consistent with the needs of the neighborhood or community as a whole and would not be in conflict with policies and objectives of the Comprehensive Plan; and
- C. Whether the proposed use has adverse impacts on the surrounding area, especially with regard to but not limited to traffic, storm drainage, land values and compatibility of land use activities; and
- D. Whether the proposed use is desired for development and a more intensive zoning district which contains that use as a use by right would not be appropriate for the property; or
- E. Whether a proposed use is desired for development and no zoning district contains that use as a use by right; or
- F. Whether a unique use not addressed in any zoning district is desired for development and is not likely to be duplicated within the City; or
- G. Whether the density of development may be affected by the height of a building.

#### **UDO Sec. 103-10.4. Review Process**

- A. Applications for special use permits must be submitted to the Planning and Development Department no later than noon, 42 days before the meeting date of the Planning Commission.
- B. The Department may prepare a study in accordance with Sec. 103-9.5 (Department Study), which must also include how the proposed use conforms to the review criteria in this subsection. The study may recommend conditions of approval which may be deemed advisable so that the purpose of this UDO will be served and the public health, safety, morality, and general welfare secured.
- C. The Planning Commission must hear the application for special use permit following the same procedures required for a rezoning in Sec. 103-9.6 (Planning Commission Action), except as follows:
  1. The Planning Commission may not consider the matters set forth in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11 as part of a special use permit.
  2. In lieu of the matters identified in clause 1 above, the Planning Commission must consider the review criteria in

this subsection.

3. The Planning Commission may propose conditions that will ensure that the use standards identified in that clause are met and the public health, safety, and general welfare are secured.
- D. At least 15 days before the date of the public hearing to be held by the City Council, the special use request must be duly advertised and heard, following the same procedure required for a rezoning in Sec. 103-9.7 (City Council Public Hearing) and Sec. 103-9.8 (Public Notification). The City Council may approve conditions that will ensure that the review criteria in this subsection are met and the public health, safety, and general welfare are secured.
- E. If the special use permit application is denied by the City Council, no special use application affecting any portion of the same property may be submitted less than 6 months from the date of denial.

#### **UDO Sec. 103-10.5. Appeals**

Any person aggrieved by a decision or order of the City Council may appeal by certiorari to the Superior Court of Gwinnett County. Any such appeal must be filed within 30 days from the date of the decision of the City Council. Upon failure to file the appeal within 30 days, the decision of the City Council will be final.

#### **UDO Sec. 103-10.6. Following Special Use Permit Approval**

- A. If an application is approved and a special use permit is granted, all conditions which may have been attached to the approval are binding on the property. All subsequent development and use of the property must be in accordance with the approved plan and conditions. All final site plans must be approved by the Director before the issuance of any permits. Once established, the special use must be in continuous operation. Upon discovery that the operation of the special use has or had ceased for a period of 180 days or more and the owner of the property has not requested voluntary termination of the special use permit, the Director must forward a report to City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.
- B. Changes to a special use or development of a site for the special use will be treated as an amendment to the special use permit and will be subject to the same application and review process as a new application.
- C. The special use for which a special use permit is granted must commence operations or construction within 12 months of the date of approval by the City Council. If, at the end of this 12-month period, the Director determines that active efforts are not proceeding toward operation or construction, a report may be forwarded to the City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.
- D. The Director or an officer of the City of Snellville Police Department has the right to periodically examine the operation of the specific use to determine compliance with the requirements of any conditions. If the Director determines that the requirements and conditions are being violated, a written notice will be issued to the owner of the property outlining the nature of the violations and giving the owner of the property a maximum of 30 days to come into compliance. This 30-day maximum will be amendable in the reasonable discretion of the Director. If after 30 days the violations continue to exist, the Director must forward a report to the City Council through the Planning Commission, which may recommend that action be taken to remove the special use permit from the property.
- E. Upon approval by the City Council, a special use permit must be identified on the Official Zoning Maps.
- F. Upon approval by the City Council of a special use permit, the owner of the property must be issued a notice from the Director, which states the specific use permitted, the requirements of this subsection and any conditions attached to the approval.
- G. The Department may not issue a certificate of occupancy for the specific use unless all requirements and conditions of the special use permit have been fulfilled by the owner of the property.

**APPLICANT SHALL PROVIDE DOCUMENTED EVIDENCE THAT THE APPLICANT AND PROPERTY MEETS EACH USE STANDARD BELOW, OR WHERE NO DOCUMENTED EVIDENCE IS REQUIRED, A RESPONSE AS TO WHETHER THE APPLICANT OR PROPERTY CAN MEET EACH CRITERIA OR EACH USE STANDARD AS REQUIRED IN UDO SEC. 206-3.2.C.2. FOR THE PROPOSED USE AND INCLUDE SAID DOCUMENTATION WITH THE APPLICATION AND RESPONSES WITH THE LETTER OF INTENT.**

## UDO Sec. 206-3.2.C.2. Use Standards

Where a collective residence is allowed by a special use permit, it is subject to the following:

- a. The facility must be licensed by the Department of Human Resources of the State of Georgia. Before applying for a special use permit, the applicant must seek a specific permit from the State of Georgia for operating the collective residence. All details of the State application must be attached to the special use permit application and must be incorporated by reference as a condition of said permit. If the applicant changes the operation of the collective residence from the type disclosed in the State application, the special use permit will be automatically revoked and the applicant must apply for a new special use permit for the new type of community residence. The new application must be judged by the City on its own merits and subject to the full review for a new special use permit, which may be denied based on the required criteria of these use standards. The fact that a different type of community residence has been operated at this same site has no bearing on the new application.
- b. The facility must apply for and receive an occupation tax certificate/business license from the City before operation. The certificate and license must be revoked if any condition of the special use permit is violated.
- c. The facility must apply for, earn, and maintain nonprofit corporation status in accordance with the requirements of O.C.G.A. § 14-3-120 et seq., unless otherwise stated in these use standards.
- d. The facility must submit annual reports to the City Manager, just as the community residence would for a member under O.C.G.A. § 14-3-1620 et seq.
- e. The facility must comply with all parking requirements, except that no more than six parking spaces are allowed at any community residence unless otherwise allowed or required by the special use permit.
- f. Every bedroom in the residences must contain at least 80 square feet of floor area for each person who sleeps in that room.
- g. Community living arrangements and family personal care homes are subject to the following:
  - i. Special use permits may only be granted for the care of up to six persons without a variance from the City Council.
  - ii. Except as otherwise stated in i above, operations are subject to Sec. 206-8.12 (Home Occupation).
- h. Group homes are subject to the following:
  - i. The dwelling unit must be licensed by the Department of Human Resources of the State of Georgia as a child care institution.
  - ii. Group homes are exempt from the requirements of article XVIII, subsection 18.4G. to the extent they require that the owner of the group home live on-premises, and to the extent that subsection 18.4G. requires that only two or fewer employees occupy the premises. At least one employee must occupy the premises. Two is the minimum number of employees that must work on the premises.
- i. Family personal care homes are subject to the following:
  - i. The dwelling unit must be the primary and legal place of residence for the owner of the family personal care home.
  - ii. For purposes of these use standards, "owner" of the family personal care home means an individual, not a partnership or corporation, who is an officer in the nonprofit corporation that owns the place of residence at which the personal care home is located. Dwelling and premises must maintain a residential character.
- j. If the use fails to comply with any threshold requirement under these use standards, its special use permit is subject to revocation by the Director pursuant to Sec. 103-10 (Special Use Permits).
- k. Collective residences may not be located within 1,500 feet of each other. This distance is measured by the most direct route of travel on the ground in the following manner:
  - i. From the main entrance of the collective residence;
  - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
  - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
  - iv. To the main entrance of the next closest collective residence.
- l. The application for a special use permit must include the following:
  - i. A full review of fire code compliance and fire access requirements must be made and to the extent that special needs are demonstrated, the special use permit can be conditioned by including additional conditions.
  - ii. All environmental health requirements must be disclosed and modifications to the facility may be required as a condition of the special use permit.
  - iii. A parking plan to accommodate all residents, staff, visitors, and professionals caring for residents, and the granting of a special use permit may be conditioned on compliance with parking requirements of this UDO. Parking in the public right-of-way is prohibited.
  - iv. The real estate that is the subject of the special use permit must be owned at the time of application and during the term of the special use permit by the nonprofit organization operating the facility.
  - v. The application for the special use permit must be in a form prepared by the Director and must incorporate disclosure of all the following:
    - a. All information required to demonstrate compliance with the requirements of these use standards.
    - b. A full and complete financial disclosure by the applicant to include financial statements that reveal how trust funds of residents will be maintained, a balance sheet showing the overall capital structure of the nonprofit organization, and a full capital disclosure targeted at the financial condition of the specific facility to be operated at the site of the special use permit.

## **CERTIFICATIONS**

### **APPLICANT'S CERTIFICATION**

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for a Special Use Permit and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, or otherwise conveyed or discontinued.

\_\_\_\_\_  
Signature of Applicant Date

\_\_\_\_\_  
Type or Print Name and Title

*Affix Notary Seal*

\_\_\_\_\_  
Signature of Notary Public Date

### **PROPERTY OWNER'S CERTIFICATION**

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize \_\_\_\_\_ to file this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

Check here if there are additional property owners and attach additional “Owner’s Certification” sheets.

\_\_\_\_\_  
Signature of Owner Date

\_\_\_\_\_  
Type or Print Name and Title

*Affix Notary Seal*

\_\_\_\_\_  
Signature of Notary Public Date

AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this Special Use Permit application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Owner or Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type or Print Name and Title

*Affix Notary Seal*

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date



## **SPECIAL USE PERMIT CHECKLIST**

**The following is a checklist of information required for submission of a Special Use Permit application. The Planning and Development Department reserves the right to reject any incomplete application.**

- Application Form
- Application and Public Notice Fees (make check payable to City of Snellville, Georgia)
- Copy of Current Georgia Driver's License
- Warranty Deed, Quit Claim Deed, or other recorded legal instrument showing evidence of ownership in the real property subject to the application
- Property Legal Description
- Property Boundary Survey
- Proposed Site Plan
- Certified scaled survey from Georgia Registered Land Surveyor showing the location and distance to nearest Collective Residence
- Attach copy of Definitions and Use Standards (UDO Sec. 206).
- Letter of Intent. Demonstrate compliance with each Use Standard identified above or request variances.
- Verification of Paid Property Taxes
- Architectural Building Renderings (or photos if existing building to be used)
- Traffic Impact Analysis (when required by UDO Sec. 103-5.2)
- Applicant and Property Owner Certification with Notarized Signature (Attachment A)
- Conflict of Interest Certification/Campaign Contributions (Attachment B)
- Additional information deemed necessary by the Planning Director in order to evaluate a proposed use and its relationship to the surrounding area.
- Provide one (1) application original and ten (10) copies of application original
- Provide CD-ROM or USB drive containing digital files (in .PDF format) of complete application (including all attachments, exhibits, survey, plans, photos, reports, etc.)



## **UDO Sec. 103-5.2. Traffic Impact Analysis**

### **A. Applicability**

1. A traffic impact analysis is required when a development seeking subdivision review, non-subdivision review, rezoning, or special use permit exceeds 50% of the threshold otherwise required by the DRI rules of GRTA.
2. Any DRI that complies with the rules of GRTA is exempt from the traffic impact analysis requirement.
3. A traffic impact analysis is not required when an application is initiated by the City.
4. An application may be exempted from the traffic impact analysis requirement by the Director if a prior traffic impact analysis for the subject property has been submitted to the City and the proposed development is substantially similar to that for which the prior traffic impact analysis was conducted.

### **B. Procedures**

1. During the required pre-application conference or before accepting a rezoning or special use permit application, the Director, in consultation with the Gwinnett DOT and GDOT, as applicable, must review the thresholds and submittal requirements for a traffic impact analysis.
2. When required, a traffic impact analysis must be submitted before the application being deemed complete.

### **C. Scoping Meeting**

1. Once it is determined that a traffic impact study is required, a scoping meeting may be held with the developer or their consultant and the appropriate representatives of the City. It is the responsibility of the developer or their consultant to initiate this meeting. The purpose of this meeting is to discuss the availability of site-specific information concerning the development, available forecasts of traffic volumes, and to ensure the applicant understands the content requirements for traffic impact studies.

### **D. Required Contents of a Traffic impact Study**

The traffic impact study must be prepared following and meeting the standards of the GRTA Development of Regional Impact technical guidelines, dated January 14, 2002, as may be amended from time to time. In addition, the following components must be included:

1. Alternative transportation. Alternative transportation (sidewalk, bicycle, transit) impacted or needed as a result of the development.
2. References. A listing of all technical documents and resources cited or consulted in preparing the traffic impact study.
3. Technical Appendix. Relevant technical information, including but not limited to: copies of raw traffic count data used in the analysis, calculation sheets and/or computer software output for all LOS and V/C calculations in the analysis, and warrant worksheets for signals, turn lanes, signal phasing, etc. used in the analysis.
4. Mitigation Measures and Costs. Listing of all intersections and road segments that are forecasted to be Level of Service "E" and "F" in the horizon year, or if phased, in the years that each phase is planned to be complete, and an identification and description of specific mitigation measures including signal, turn lane, or other warrant analyses as appropriate and necessary to bring these intersections and road segments into compliance with a Level of Service "D" or other City-adopted level of service for said road segment or intersection.

If roadway improvements are needed, the study shall show a drawing at an engineering scale of 1 inch = 20 feet for all recommended lane configurations.

If signalization is warranted by the traffic signal warrants outlined in the Manual on Uniform Traffic Control Devices (MUTCD), a warrant analysis shall also be conducted as a part of the traffic impact study. If a traffic signal is warranted, the warrant package in the study shall show a drawing at an engineering scale of 1 inch = 20 feet, detailing the signal design and phasing plans.

The estimated cost associated with implementing all such mitigation measures must be provided in the traffic impact study. The traffic impact study may take into account any City/County/State-approved roadway, traffic signalization and other improvements in determining mitigation measures and providing recommendations.

### **E. Additional Technical Specifications**

The Director is authorized to promulgate and require the use of additional technical specifications for conducting traffic impact studies, which must be consistent with analysis methods included in the most recent Highway Capacity Manual, Manual on Uniform Traffic Control Devices, "Trip Generation" published by the Institute of Transportation Engineers (ITE), and/or Traffic Access and Impact Studies for Site Development: A Recommended Practice (Washington, DC: Institute of Transportation Engineers, 1991), as may be amended or republished from time to time.

### **F. Costs and Fees**

The City assumes no liability for any costs or time delays (either direct or consequential) associated with the preparation and review of traffic impact studies. There is no application review fee for a traffic impact study.

### **G. Submittal and Review of Study**

The applicant for the proposed development or the qualified professional must submit one electronic copy of the traffic impact study and technical appendix, two paper copies of the traffic impact study and one paper copy of the technical appendix to the Director. The Director may submit copies of the report to applicable review agencies which may include GDOT, GRTA, Gwinnett County, an adjacent local jurisdiction, and/or the ARC. Within 10 days of receipt of a traffic impact study, the Director will review all calculations and analyses and determine if they are complete, reasonable, understandable, consistent and fully explained. The conclusions presented in the traffic impact study must be consistent with and supported by the data, calculations, and analyses in the report. Calculations, graphs, tables, data and/or analysis results that are contrary to good common sense or not consistent with and supported by the data will not be accepted. In such events, the Director will return the traffic impact study to the development applicant for correction.

H. Recommendations for mitigation of impacts

Within 10 days of receipt of a completed traffic impact study, the Director must complete their review of the study and submit to the applicant all recommendations for mitigation measures as stated in the traffic impact study and include any interpretations or recommended conditions of approving the discretionary development proposal that will mitigate traffic impacts of the proposed development.

I. Determination of project and system improvements

1. The Director will determine which mitigation measures constitute "project" improvements and which mitigation measures constitute "system" improvements within the context of the Georgia Development Impact Fee Act of 1990.
2. If a particular improvement is called for in the traffic impact study or recommended by Director, and the Director is unable to uniquely attribute the recommendation as a project or system improvement or finds that such improvement has characteristics of both a project improvement and a system improvement, the Director will determine the proportion of the cost of such improvement that can reasonably be attributed to the development as a project improvement, and the portion of such improvement that can reasonably be considered a system improvement.

J. Conditions of development approval for project improvements

Upon the determination of project improvements needed to mitigate the traffic impacts of the discretionary development proposal as provided in this section, the Director will recommend that the project improvements be completed by the developer as conditions of approval of the discretionary development proposal.

K. System improvements

When the Director recommends improvements as a condition of a discretionary development proposal that the Director determines are wholly or partially "system" improvements, the Director may include such recommendations in the recommended conditions of approval for the discretionary development application. The development applicant and the City in the case of system improvements shall have the following options:

1. The applicant for a discretionary development proposal may voluntarily agree to pay for the cost of providing the system improvements, or a pro-rated share of the cost of said system improvements that are reasonably attributed to the subject development, as determined by the City.
2. When an application is for a discretionary development proposal before the City Council, the City may find that the proposed development will provide substantial adverse impacts on the transportation system. The City may find further that the existing transportation system is insufficient to serve the proposed development and the City is unable to provide adequate transportation facilities within a reasonable amount of time after the impacts of said development would occur. Given such findings, the City Council may reduce the development density or intensity to the degree that the impacts of the development proposal do not degrade transportation facilities below adopted level of service standards, require a phasing of the development in a manner that adequate public facilities will be provided publicly or privately, or in cases where such other alternatives do not address the adverse impacts, deny an application for a discretionary development proposal.

## USES REQUIRING A SPECIAL USE PERMIT ("SUP")

CHECK ONE	Use Category (Specific Use) SP = SUP Required Blank = SUP Not Allowed	Residential								Mixed-Use & Business						Towne Center			CI	Definition/ Standards	Rev 10-27-2020
		RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU			TC-R
<b>Residential Uses</b>																					
	Single-family detached dwelling																	SP	SP		Sec. 206-3.1.B
	Two-family dwelling																	SP	SP		Sec. 206-3.1.C
	Single-family attached dwelling																	SP	SP		Sec. 206-3.1.D
	Multi-family dwellings													SP	SP						Sec. 206-3.1.E
	Towne Center loft																	SP	SP		Sec. 206-3.1.F
	Towne Center flat																SP	SP	SP		Sec. 206-3.1.G
	Live-Work								SP									SP	SP		Sec. 206-3.1.I
	Boarding & rooming house																	SP	SP		Sec. 206-3.2.B
	Collective residence	SP	SP	SP	SP	SP	SP	SP		SP				SP	SP			SP	SP	SP	Sec. 206-3.2.C
	Retirement community (continuing care)								SP	SP				SP				SP	SP	SP	Sec. 206-3.2.D
	Hospice							SP	SP	SP			SP	SP	SP			SP	SP		Sec. 206-3.2.E
	Monastery or convent													SP				SP	SP		Sec. 206-3.2.F
<b>Public/Institutional Uses</b>																					
	Non-profit private outdoor recreation	SP	SP	SP	SP	SP	SP	SP		SP								SP	SP		Sec. 206-4.1.G
	Place of worship	SP	SP	SP	SP	SP	SP	SP		SP		SP	SP	SP	SP		SP	SP	SP		Sec. 206-4.1.H
	School, public or private	SP	SP	SP	SP	SP	SP	SP		SP	SP							SP		SP	Sec. 206-4.1.J
	Cemetery	SP	SP	SP	SP	SP	SP	SP		SP										SP	Sec. 206-4.2.B
	Telecommunication antenna and tower	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Sec. 206-4.3.D
	Utility substation	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Sec. 206-4.3.E
<b>Commercial Uses</b>																					
	Adult care centers													SP				SP			Sec. 206-5.2.B
	Day care centers													SP				SP			Sec. 206-5.2.C
	Family day care home													SP				SP	SP		Sec. 206-5.2.D
	All hotels, motels, extended stay hotels												SP	SP	SP			SP	SP		Sec. 206-5.4
	Assembly hall, auditorium, meeting hall							SP		SP				SP	SP	SP		SP		SP	Sec. 206-5.5.A
	Convention center, arena, indoor stadium												SP	SP	SP			SP	SP	SP	Sec. 206-5.5.A
	Theaters												SP	SP	SP			SP	SP		Sec. 206-5.5.D
	All outdoor recreation												SP	SP	SP			SP	SP	SP	Sec. 206-5.8
	Funeral home, mortuary (with crematorium)													SP	SP	SP		SP			Sec. 206-5.10.A
	Psychic, fortune teller													SP	SP	SP		SP			Sec. 206-5.10.G
	Tattoo parlor or body piercing													SP	SP	SP		SP	SP		Sec. 206-5.10.H
<b>Retail Uses</b>																					
	Building supply store (with outdoor storage)													SP	SP	SP		SP	SP		Sec. 206-5.12.F
	Lawnmower shop													SP	SP	SP		SP			Sec. 206-5.12.I
	Pawn shop, pawn broker, title pawn, check cashing													SP	SP	SP		SP			Sec. 206-5.12.K
	Boat and recreational vehicle sales, rental, or service														SP						Sec. 206-5.13.C
	Car wash													SP		SP					Sec. 206-5.13.D
	Gas/fuel station													SP	SP						Sec. 206-5.13.E
	Public parking																SP	SP			Sec. 206-5.13.G
	Remote parking										SP	SP	SP	SP			SP	SP		SP	Sec. 206-5.13.H
	Vehicle rental													SP	SP			SP	SP		Sec. 206-5.13.I
	Vehicle sales, rental, or auction													SP	SP			SP	SP		Sec. 206-5.13.J
	Vehicle repair (minor)													SP	SP			SP	SP		Sec. 206-5.13.K
	Vehicle repair (major)																SP				Sec. 206-5.13.L
<b>Industrial Uses</b>																					
	Ambulance service														SP			SP			Sec. 206-6.3.B
	Contractor storage														SP						Sec. 206-6.3.D
	Sale, rental, or repair of machinery, heavy equipment, or special trade tools														SP			SP			Sec. 206-6.3.E
	Taxi and limousine service (with onsite storage or parking of vehicles)														SP			SP	SP		Sec. 206-6.3.A
	Sheet metal, welding, machine shop, tool repair														SP						Sec. 206-6.4.A
	Storage lots (all)														SP						Sec. 206-6.5
	Railroad spur tracks	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
<b>Accessory Uses</b>																					
	Accessory cemetery	SP	SP	SP	SP	SP	SP	SP		SP							SP	SP	SP	SP	Sec. 206-8.3
	Helipoint																			SP	Sec. 206-8.11
	Modular offices/classrooms																			SP	Sec. 206-8.17
	Outdoor storage (major)													SP			SP		SP		Sec. 206-8.20