

CHAPTER 24 - COMPATIBILITY

11-24-1: PURPOSE:

This chapter requires the mitigation of land use conflicts that may result from DEVELOPMENT.

11-24-2: APPLICABILITY

These standards apply to all development.

11-24-3: COMPATIBILITY WITH ADJOINING USES:

- A. The potentially adverse impacts of adjoining land uses on a proposed development must be effectively mitigated. An applicant must identify all adjoining land uses (existing and future, as allowed by the current zoning) that may adversely affect the project and propose effective measures to mitigate those impacts, including measures that address blowing or smoke, glare, noise, runoff, vibration, and other potentially adverse impacts. Proposed mitigation measures may include site planning; landscaped buffers; berms, fences, or walls; and architectural features. Other mitigation measures proposed by the applicant may be found to be effective by the City.
- B. The potentially adverse impacts of development on adjoining land uses (existing and future, as allowed by the current zoning) must also be effectively mitigated using any of the measures listed in A, above.
- C. Approved mitigation measures are REQUIRED IMPROVEMENTS subject to the requirements of Chapter 11-9.

11-24-4: COMPATIBILITY WITHIN DEVELOPMENTS:

- A. Applications shall show how site planning, landscaping, and architectural design minimize the potential for land use conflict within the project.
- B. Potential land use conflict may also be mitigated by conditions of approval that restrict potential adverse impacts including blowing dust or litter, glare, noise, odor, runoff, smoke, and vibration. Proposed conditions of approval may also include restrictions on operating and/or delivery hours and the hours when solid waste collection is permitted, the number and size of vehicles serving the proposed use, and restrictions on the storage and use of hazardous materials.
- C. The conditions of approval authorized above, may be proposed by applicants and accepted by the City, with appropriate modifications where necessary, or they may be imposed by the City.