

Criteria for Approval of a Specific Use Permit (DDC 35.6.4):

- a. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with Denton Plan 2030, and federal, state, or local law.
- b. An SUP shall be issued only if all the following conditions have been met:
  - i. That the specific use will be compatible with and not injurious to the use and enjoyment of other property nor significantly diminish or impair property values within the immediate vicinity;
  - ii. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
  - iii. That adequate utilities, access roads, drainage, and other necessary supporting facilities have been or will be provided;
  - iv. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
  - v. That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
  - vi. That directional lighting will be provided so as not to disturb or adversely affect neighborhood properties; and
  - vii. That there is sufficient landscaping and screening to ensure harmony and compatibility with adjacent property.
- c. That adequate capacity of infrastructure can and will be provided to and through the subject property.
- d. That the specific use is compatible with and will not have an adverse impact on the surrounding area. When evaluating the effect of the proposed use on the surrounding area, the following factors shall be considered in relation to the target use of the zone.
  - i. Similarity in scale, bulk, and coverage.
  - ii. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
  - iii. Architectural compatibility with the impact area.
  - iv. Air quality, including the generation of dust, odors, or other environmental pollutants.
  - v. Generation of noise, light, and glare.
  - vi. The development of adjacent properties as envisioned in Denton Plan 2030.
  - vii. Other factors found to be relevant to satisfy the requirements of the DDC.