



walkway that connects the development to a proposed sidewalk along E. 2nd Street.

Automobile Service/Repair, Light Specific Standards:

1. All activities, including, but not limited to, repair, restoration, cleaning, washing and drying operations, shall be performed entirely within an enclosed structure. During the time work is performed on a vehicle, the vehicle shall be entirely within the building.  
**All activities are proposed to be conducted within an enclosed structure. At all times during service, vehicles will be fully contained within the building.**
2. There shall be no outside display of merchandise.  
**There will be no outdoor display of merchandise.**
3. All hydraulic hoists, oil pits and all lubricants, greasing and repair equipment shall be enclosed entirely within a building. No outdoor assembly, storage, or repair of motor vehicles shall be permitted.  
**All hydraulic hoists, oil pits, lubricants, greasing equipment, and repair equipment will be fully enclosed within the building. No outdoor assembly, storage, or repair of motor vehicles will occur on the premises.**
4. No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line.  
**No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment will be located in front of the established building line.**
5. A solid wood fence, masonry wall, or hedge six feet high shall be required along any property line adjacent to a residential use or district.  
**A six foot privacy fence is proposed to be installed and maintained along the shared residential property line.**
6. The minimum distance of driveways from intersections shall be as approved by the City Engineer. Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.  
**Driveway locations and minimum distances from intersections will be designed with the approval of the City Engineer. Site access will be provided from an arterial or collector street, or otherwise designed to avoid heavy impact on residential streets. All access drives will be subject to approval by the City Engineer.**

7. The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.  
**On-site circulation provides smooth, continuous flow with efficient and non-conflicting vehicle movement. Vehicular circulation does not conflict with pedestrian movements. Interconnecting circulation aisles have been provided where applicable.**
  
8. Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.  
**All parking and loading spaces have sufficient access and maneuvering area. Maneuvering areas are on the same lot as the use the area is intended to serve.**
  
9. All areas not paved or covered by the building shall be landscaped and all landscaped areas shall be separated from all paved areas by six-inch-high curbing.  
**Six-inch-high curbing is provided.**

Conditional Use General Standards for Approval:

- 1) That the proposed use is a Conditional Use in the zoning district for which it is proposed.  
**Automobile repair/service, light is an identified Conditional Use in the C-1 Zoning District.**
  
- 2) The proposed Conditional Use will be in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Development Plan or this UDO.  
**The proposed use is consistent with the intent of the C-1 Zoning District, which is to "provide for general commercial activity, including a wide range of goods and services that will serve the region."**

**The proposed use aligns with the property's designation on the Future Land Use Map as "Community Commercial," which is intended for areas that include a mix of residential uses and complementary services such as retail, dining, service-oriented businesses, civic facilities, and offices.**

- 3) The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the neighborhood.  
**The proposed use will be designed, constructed, operated, and maintained to be harmonious with the intended character of the general vicinity. The use will not change the essential character of the neighborhood.**
- 4) The proposed Conditional Use will not be hazardous or unreasonably disturbing to existing or future neighboring uses.  
**The proposed use will not be hazardous or unreasonably disturbing to existing or future neighboring uses.**
- 5) The proposed Conditional Use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.  
**The proposed use will be served adequately by essential public facilities and services.**
- 6) The proposed Conditional Use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.  
**The proposed use will not create excessive additional requirements or be detrimental to the economic welfare of the community.**
- 7) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.  
**The proposed use does not involve uses, activities, processes, materials, etc. which are detrimental to any persons, property, or the general welfare.**
- 8) The proposed Conditional Use will have vehicular approaches to the property that are designed so as not to interfere with traffic on surrounding public thoroughfares.  
**The proposed use will have vehicular approaches are being designed in coordination with the City Engineer to minimize interference with traffic on surrounding public thoroughfares.**

- 9) The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic features of major importance.  
**The proposed use will not result in the destruction, loss, or damage of a natural, scenic, or historical feature of major importance.**