

Sec. 8-3183. Standards and criteria for making zoning map amendments.

Prior to making a zoning map amendment, the mayor and aldermen shall evaluate the merits of a proposed amendment according to the following criteria:

- (a) Will the proposed zoning district permit uses that would create traffic volumes, noise levels, odor, airborne particulate matter, visual blight, reduced light or increase density of development that would adversely impact the livability or quality of life in the surrounding neighborhood.
- (b) Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning.
- (c) Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway.
- (d) Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties.
- (e) Will the proposed zoning district permit uses or scales or development that would require a greater level of public services such as drainage facilities, utilities or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create a financial burden to the public.
- (f) Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood.
- (g) Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan.