

ORDINANCE AMENDMENT

Amendment to Chapter 94 Article VII

Amend: Sec 94-

Add the following:

City of Jasper Zoning Ordinance and Unified Development Code

Ordinance 2019-03

ARTICLE VII SUPPLEMENTARY USE REGULATIONS

SECTION 94 Special Land Use Permits

94.-__ Within each zoning district's standards, certain property uses may be allowed provided they obtain a Special Land Use Permit (SLUP) from the City Council. This additional review is necessary due to the increased possibility that such uses may have a negative impact on surrounding properties and their value. The City retains its right to subject certain uses to greater scrutiny to determine if they are appropriate or if additional safeguards may mitigate potentially harmful effects on neighboring properties. Table B below denotes those uses which are permitted only after issuance of a Special Land Use Permit and their permitted zoning districts.

TABLE B. SPECIAL LAND USE PERMITS

USE	ZONING DISTRICT
Machine Shop, Fabrication, welding, sales	C-2
Manufacturing establishments involving the mechanical or chemical conversion of raw materials into semi-finished or finished products	C-2
Taxidermy	M-1
Food Hall / Public Market	M-1
Retail offering common merchandise	M-1
Restaurant, non-drive in	M-1

94.-__ All applications for Special Land Use Permits heard by the City Council shall be advertised in the same manner as applications for zonings and public hearings will be held thereon in the same manner.

94.-__ The City Council may grant Special Land Use Permits for any given period of time at their own discretion.

94.-__ The City Council shall consider, at a minimum, the following in its determination of whether or not to grant a Special Land Use Permit:

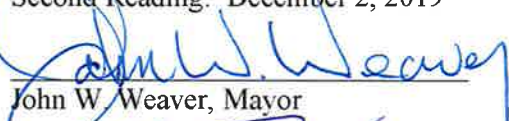
1. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
2. Whether or not the use is compatible with the neighborhood.
3. Whether or not the proposed use will constitute a nuisance as defined by state law.
4. Whether or not property values of surrounding property will be adversely affected.
5. Whether or not adequate provisions are made for parking and traffic considerations.
6. Whether or not the site or intensity of the use is appropriate.
7. Whether or not adequate provisions are made regarding hours of operation.
8. The location or proximity of other similar uses (whether conforming or non-conforming).
9. Whether or not adequate controls and limits are placed upon commercial deliveries.
10. Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.
11. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.
12. Whether it is consistent with the Comprehensive Plan.

(Continued)

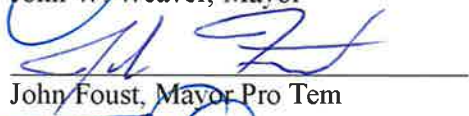
**ORDINANCE AMENDMENT
ARTICLE VII
SECTION 94 Special Land Use Permits**

As resolved by Mayor and Council for the City of Jasper this 2nd day of December 2019.

First Reading: November 4, 2019
Second Reading: December 2, 2019



John W. Weaver, Mayor



John Foust, Mayor Pro Tem



Tony Fountain, Councilmember



Anne Sneve, Councilmember



Dr. Sonny Proctor, Councilmember



Kirk Raffield, Councilmember

(SEAL)

Certified by:


Lisa J. Hoyle, City Clerk

Date: 12/2/2019