

REVIEW CRITERIA FOR CONDITIONAL USES

Per Missoula Zoning Code, Section 20.85.070 H:

1. Conditional use applications may be approved by the City Council only when they determine that the review criteria listed below, as applicable, have been satisfied. All of the applicable review criteria must be addressed in the City Council's findings of fact in support of their decision.

Commentary: Not all review criteria will apply in every case. Only the applicable review criteria need to be met.

2. Uses that require conditional use approval may be approved by the City Council when they determine that the proposed use:
 - a. complies with all applicable standards of this zoning ordinance;
 - b. is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;
 - c. is compatible with the character of the surrounding area in terms of site planning, building scale and project design;
 - d. has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation; and
 - e. will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized).

FACTORS TO BE CONSIDERED

Per Missoula Zoning Code, Section 20.85.070 I:

In determining whether all applicable review criteria have been satisfied, the City Council may specifically consider the following factors:

1. that new buildings and structures are located to create a positive relationship with their environment, both urban and natural;
2. that the site design properly addresses building orientation, open space, light, sun exposure, views and protection of natural features;
3. that buildings, structures and uses are compatible with adjacent properties and uses in terms of physical design elements such as volume and mass management, building materials, color, open space design, screening, any applicable use-specific standards and any other design elements considered important by the City Council;
4. that the overall project will be functional, attractive and safe in terms of pedestrian, bicycle and vehicular access, parking, loading, and servicing; and
5. agency and public testimony.