

# EXAMPLE SPECIAL USE REPORT

SPECIAL USE: SMALL-SCALE CRAFT-MAKING  
102 SOUTH STREET

## FINDINGS OF FACT: WHITE'S HANDCRAFTED FURNITURE

### ARTICLE VII, SECTION 7.4: SPECIAL USE APPROVAL STANDARDS - GENERAL

In formulating recommendations or approving any special use, the Planning Commission shall require that the following general standards be satisfied.

Upon review of each application there shall be a determination as to whether each use on the proposed site will:

- 1. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.**

*The Commission finds:*

- 1. The structure is commercial by design.*
- 2. The district is designed to be commercial.*

- 2. Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.**

*The Commission finds:*

- 1. The Village provides water and sewer facilities, street maintenance, and police protection.*
- 2. Other services such as fire protection and refuse disposal are available.*

- 3. Not create excessive additional requirements at public cost for public facilities and services.**

*The Commission finds:*

- 1. The use will not create excessive additional requirements at public cost for public facilities and services.*

- 4. Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular district.**

*The Commission finds:*

- 1. Approximately 20 spaces of on-site parking are available.*
- 2. The use will be a commercial use in a commercial district.*

- 5. Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.**

*The Commission finds:*

- 1. No conditions will be detrimental.*