

ARTICLE 13

ADMINISTRATION AND PROCEDURE

- c. Board of Zoning Appeals Review.** A conditional use shall not be granted unless the BZA finds that all of the following conditional use standards have been met:
- i.** The proposed use is a conditional use in the zoning district for which it is proposed;
 - ii.** The proposed conditional use will be in accordance with the general objectives, or with any specific objective, of LaGrange County's comprehensive plan or this UDO;
 - iii.** 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;
 - iv.** The proposed conditional use will not be hazardous or unreasonably disturbing to existing or future neighboring uses;
 - v.** 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;
 - vi.** 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;
 - vii.** 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;
 - viii.** 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;
 - ix.** The proposed conditional use will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance;
 - x.** The use and property values of the area adjacent and nearby to the property included in the conditional use will not be affected in a substantially adverse manner;
 - xi.** The conditional use will not be injurious to the public health, safety, and general welfare of the community; and
 - xii.** The use will meet all applicable regulations of the code, including setbacks, yard, open space, dimensional and development standards of the code.