**REVIEW CRITERIA**

**TILLAMOOK COUNTY LAND USE ORDINANCE**

**SECTION 6.040: REVIEW CRITERIA:** Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

(1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.

(2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

(3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

(4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

(5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

(6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

**SECTION 3.520(3)(b)**

(1) There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements.

(2) Resulting development will not be inconsistent with the comprehensive plan provisions or zoning objectives of the area.

(3) The plan can be completed within a reasonable period of time.

(4) The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.

(5) Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

(6) The parcel is suitable for the proposed use, considering its size, shape, location, topography, existence of improvements, and natural features.

(7) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

(8) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

(9) Proposed uses which are not otherwise permitted by the underlying zoning on the parcel are accessory uses within the entire development.