

Sec. 16-155. - Amendment to the official zoning map review criteria.

During the course of the review of any request for an amendment to the official zoning map, the IDRC shall utilize the following criteria in formulating a recommendation to the planning and zoning commission. The planning and zoning commission shall make findings to reflect the following criteria in making its recommendation of approval, conditional approval or denial to the county council, and the county council shall make findings to reflect the following criteria in its approval, conditional approval or denial:

- (1) The request substantially conforms to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county. A request for amendment to the comprehensive plan shall, if necessary, be submitted, processed, heard and decided upon concurrently with the request for amendment to the official zoning map.
- (2) Consideration shall be given to the existing and programmed capacity of on-site and off-site public services and facilities including, but not limited to, water, sanitary sewer, electricity, gas, storm sewer, streets, sidewalks, traffic control, parks, fire and police to adequately serve the property should a rezoning result in any increase of the intensity of use of the property.
- (3) The establishment, maintenance or operation of uses applied for will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working adjacent to or within the proximity of the subject property.
- (4) The existing zoning must be shown to be inappropriate for one or more of the following reasons:
 - a. It was established in error;
 - b. Changed conditions warrant the rezoning; or
 - c. A different zone is more likely to meet goals contained in the comprehensive plan.
- (5) The proposed zoning will not result in spot zoning or strip zoning as defined in article I of this chapter unless one or more of the following criteria are met:
 - a. Granting such zoning accomplishes the policy and intent of the comprehensive plan;
 - b. Unique characteristics specific to the site exist; or
 - c. The zoning serves as an appropriate transition between land uses of higher and lower intensity.
- (6) If the proposed zoning map amendment is for the designation of a special plan (SP) district where a development plan or a site plan is a requirement for district approval, the map amendment shall also be judged by the special plan (SP) district review criteria stated in section 16-159.

(Ord. No. 85-210, § 3, 1994; Code 1985, § 17.14.070; Ord. No. 02-091, § 5, 7-10-2007; Ord. No. 02-224, § 7, 5-1-2012)