



## **FINDINGS REQUIRED**

In approving the variance request, the Planning Commission is required to make the following findings:

- A. There are exceptional or extraordinary circumstances or conditions applicable to the property, structure, or use referred to in the application, including location, shape, size, surrounding, or topography, which do not apply generally to property, structures, or uses in the same zoning district, so that the strict application of this code denies the property owner privileges enjoyed by other property owners in the vicinity and under an identical zoning district.
- B. Granting the variance is necessary for the preservation and enjoyment of substantial property rights.
- C. Granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.
- D. Granting the variance does not result in special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located.
- E. Granting the variance will not, under the circumstances of the particular case, be materially detrimental to the public interest, health, safety, convenience, or welfare of the city or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

## **CONDITIONS OF APPROVAL**

Whenever a variance is granted, the Planning Commission may impose reasonable conditions including, but not limited to, requirements for special yards, open spaces, buffers, fences, walls, location and orientation of roll-up doors, and screening; specific building design elements; requirements for installation and maintenance of landscape and erosion-control measures; regulation of vehicular ingress and egress and traffic circulation; construction of street improvements and dedication of right-of-way for street widening or street extensions; regulation of signs; regulation of parking; preservation of trees; regulation of lighting; regulation of hours or other characteristics of operation; establishment of development schedules or time limits for performance or completion; extension and provision of public utilities and easements; requirements for periodic review by the Development Services Director; and such other conditions as the Planning Commission may deem necessary to ensure compatibility with surrounding uses; to preserve public health, safety, and welfare; to avoid adverse impacts on traffic-carrying capacity of streets and highways, public services, and facilities; and to implement the Shasta Lake General Plan.