

Zone Change Evaluation Criteria

Legal Consideration: Prior to granting a zone change request, the following items should be considered by the Commission:

1. Is the proposal in conformance with the Plan of Conservation and Development, but more importantly, is it in conformance with the intent of the Zoning Regulations (aka Comprehensive Plan) and, if not;

2. Was the original classification given to the land inappropriate or improper?

3. Have there been major changes within the area involved which were not anticipated in the adopted Plan of Conservation and Development and Comprehensive Plan (Zoning Maps and Regulations), and which have substantially altered the basic character of the area?

4. Is the proposal going to benefit the community as a whole, and not solely a particular individual or group of individuals?

5. Is the area suitable for the use and other uses permitted by right in the new zone and will the change encourage the most appropriate use of the land in the public interest?

6. Does the proposal represent spot zoning?