

Ranking Factors

Groups	Group Weights	Factors	Factor Weight	Factor Overall Weight	Sub-Factors	Value	Score Type	Sub-Factor Weight	Sub-Factor Overall Weight
Neighborhood Impacts	0.6	Compatibility	0.52	0.31	Proximity to sensitive area	5-response from Range 100 to 1000 feet from sensitive area	Binned score	0.61	0.19
					Proximity to residential parcel	4-responses from Range 0 to 3 adjacent residential properties	Binned score	0.28	0.09
					Residential density	5-responses from 0 to 60 residential properties within 0.1 mile	Binned score	0.11	0.03
	Public threats	0.27	0.16	Compliance violations	3-responses from no violations, violation resolved, violation not resolved	Binned score	0.37	0.06	
				Permits	Yes/No - All permits obtained and current	Binned score	0.23	0.04	
				Open storage	Yes/No - No hazardous substances stored in open	Binned score	0.16	0.03	
				Security	Yes/No - No materials or wastes accessible to public	Binned score	0.11	0.02	
				Hazardous waste storage	Yes/No - No hazardous waste stored, handled or disposed	Binned score	0.07	0.01	
				Discharge violation	3-responses from no violations, violation resolved, violation not resolved	Binned score	0.04	0.01	
				Work area	Yes/No - Work conducted on property and not in public areas	Binned score	0.02	0.00	
	Nonconformance	0.15	0.09	Land size	Yes/No - meet prior zoning minimum land size	Binned score	0.37	0.03	
				Business license	3-responses from current license, previous license, no license	Binned score	0.23	0.02	
				Building setbacks	Yes/No - meet prior zoning requirements	Binned score	0.16	0.01	
				Parking	Yes/No - meet prior zoning requirements	Binned score	0.11	0.01	
				Building size	Yes/No - meet prior zoning minimum building size	Binned score	0.07	0.01	
				Floor area ratio (FAR)	Yes/No - meet prior zoning requirements	Binned score	0.04	0.00	
				Height	Yes/No - meet prior zoning requirements	Binned score	0.02	0.00	
	Adaptability	0.06	0.04	Land size	Yes/No - meet current zoning minimum land size	Binned score	0.34	0.01	
				Building type	Yes/No - usable or not usable under current zoning	Binned score	0.22	0.01	
				Parking	Yes/No - meet current zoning requirements	Binned score	0.15	0.01	
				Building condition	5-responses from good, useable, minor work, major work, unuseable	Binned score	0.11	0.00	
Building setbacks				Yes/No - meet current zoning requirements	Binned score	0.08	0.00		
Building size				Yes/No - meet current zoning minimum building size	Binned score	0.05	0.00		
Floor area ratio (FAR)				Yes/No - meet current zoning requirements	Binned score	0.03	0.00		
Height				Yes/No - meet current zoning requirements	Binned score	0.02	0.00		
Business Operations	0.4	Improvement value	0.61	0.24	Assessed value per square foot of building	Proportional score	0.24		
		Building depreciation	0.28	0.11	Years since the investment to building depreciation years	Proportional score	0.11		
		Land value	0.11	0.04	Assessed value per square foot of land	Proportional score	0.04		
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