

SECTION VIII

SPECIAL EXCEPTION CRITERIA

In considering an application for Special Exception (except for signs), the Commission shall determine that the following specific conditions are met:

A. Suitable Location for Use

That the location and size of the proposed use and the nature and intensity of use in relation to the size of the lot will be in harmony with the orderly development of the area and compatible with other existing uses.

B. Suitable Structures for Use

That the kind, size, location and height of structure and the nature and extent of landscaping on the lot are appropriate for the use and will not hinder or discourage the appropriate use of adjoining property or diminish the value thereof.

C. Neighborhood Compatibility

That the design elements of the proposed development are attractive and suitable in relation to the site characteristics and style of other buildings in the immediate area, and that the proposed use will not alter the essential characteristics of the area or adversely affect property value in the neighborhood.

D. Adequate Parking and Access

That the parking and loading facilities are adequate and properly located and the entrance and exit driveways are laid out to achieve maximum safety.

E. Adequate Streets for Use

That streets providing access to the proposed use are adequate in width, grade, alignment and visibility, and have adequate capacity for the additional traffic generated by the proposed use, and the proposed use will not impede the implementation of the Traffic Circulation Plan.

F. Adequate Emergency Access

That the proposed use shall have easy accessibility for fire apparatus and police protection and is laid out and equipped to further the provision of emergency services.

G. Adequate Public Utilities

That the water supply, the sewage disposal, and the storm water drainage shall conform with accepted engineering criteria; comply with all standards of the appropriate regulatory authority; and not unduly burden the capacity of such facilities.

H. Environmental Protection and Conservation

That the proposed plans have provided for the conservation of natural features, drainage basins, the protection of the environment of the area, and sustained maintenance of the development.

I. Consistent with Purposes

That the proposed use will not have any detrimental effects upon the public health, safety, welfare, or property values, and that the proposed use will not conflict with the purposes of the Regulations.