

Section 11

Special Exceptions

11.1 General: In accordance with the procedures, standards and conditions hereinafter specified the Commission may approve a Special Exception for the establishment of one or more of the uses for which a Special Exception must be secured from the Commission as required by these Regulations in the Schedule of Uses by District. All requirements of this Section are in addition to other requirements applicable in the District in which the Special Exception use is to be located.

(Amended 1/1/2012)

11.2 General Conditions: The Commission may approve a Special Exception if it determines that the proposed buildings, structures and/or use will conform to the following general conditions, in addition to any special standards hereinafter specified:

(Amended 1/1/2012)

11.2.1 That the location, type, character and size of the use of any building or other structure in connection therewith shall be in harmony with and conform to the appropriate and orderly development and use of adjacent property or impair the value thereof.

11.2.2 That the nature and location of the use and of any building or other structure in connection therewith shall be of such that there will be adequate access to it for emergency vehicles and fire protection purposes.

11.2.3 That the streets serving the proposed use are adequate to carry prospective traffic, that provision is made for entering and leaving the property in such a manner that no undue hazard to traffic or under traffic congestion is created and that adequate off-street parking and loading facilities are provided.

11.2.4 That the lot on which the use is to be established is of sufficient area and adequate dimension to permit construction and use of buildings, other structures and facilities in such a manner that will not be detrimental to the neighborhood or adjacent property.

(Amended 1/1/2012)

11.2.5 That the property will be suitably landscaped to meet the Performance Standards in Section 31.1 of these Regulations.

(Amended 1/1/2012)

11.2.6 That the use, site plan and architectural design shall be in conformance with the purpose and intent of any Plan of Conservation and Development adopted by the Commission for the area in which the use is located.

(Amended 1/1/2012)

11.2.7 That the site plan provides for connection, continuation and appropriate improvements of street in accordance with any future transportation, road, and/or circulation plan which is a part of a Plan of Conservation and Development adopted by the Commission where the use is to be located.

(Amended 1/1/2012)

- 11.2.8 That the architectural plans of buildings and other structures shall be of a character as to harmonize with the neighborhood, to accomplish a transition in character between areas of unlike character, to protect property value.