

## C. Standards for Special Permits.

(1) In granting a Special permit, the Commission may attach reasonable conditions and safeguards as it deems necessary to protect the general health, safety, welfare and property values of the neighborhood, including but not limited to, requiring additional screening of lights and parking areas, limiting the hours of operation, requiring the redesign of buildings, and similar types of safeguards or conditions. A Special Permit may be granted after determination by the Commission that the proposed use or structure is in harmony with the general purpose and intent of these regulations and after consideration of the following conditions where applicable: [Amended effective 9-4-2015]

**(a) The density of use and bulk of buildings.**

**(b) "Stable traffic flow" shall mean that site-generated traffic shall not adversely affect pedestrian or vehicular safety, conflict with the pattern of highway circulation or increase traffic congestion to a level of service (LOS) considered unacceptable by the Commission. The Commission shall not approve developments which fail to maintain stable traffic flow unless provision has been made for the improvement of inadequate conditions. [Amended effective 4-27-1990]**

**(c) Availability of mass transit facilities and provision of sidewalks, with a minimum clearance of five (5) feet without obstructions. [Amended effective 1-29-2016]**

**(d) Availability and compatibility of utilities.**

**(e) Adverse impact from noise, odor, fumes, dust and artificial lighting.**

(f) Signs of size and design that are in harmony with the neighborhood.

**(g) Adequacy of yards and open space, screening and buffering.**

**(h) Impact on neighborhood properties, as compared to uses and structures permitted as a matter of right.**

**(i) Existing land use in the area.**

**(j) Proximity of community facilities.**

(k) Compliance with Zoning Code and Plan of Conservation and Development. [Amended eff 11-27-2015]

**(l) Conservation of wetlands, watercourses and other ecologically valuable lands.**

(m) No zoning violation exists on the property. [Added effective 7-20-1984EN]

**NOTE FOR RESTRICTED INDUSTRIAL:** (a) **Environmental impact. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste.** A written assessment of the environmental impact a use will have in each of the above areas shall accompany applications in the Restricted Industrial Zone.