

## **11.4 GENERAL REQUIREMENTS AND STANDARDS**

Every application for a Special Use Permit shall be evaluated by the Planning Commission to ensure that the special use meets the following general requirements and standards:

- a) The use conforms to all regulations of the Zoning District in which it is located.
- b) The use is designed, and will be constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the area in which it is proposed.
- c) Hours of operation shall be set in consideration of adjacent land uses.
- d) The use will not be hazardous or disturbing to existing or future uses in the general vicinity.
- e) The use will be adequately served by essential facilities and services such a highways, streets, police, fire and other emergency services, storm drainage, refuse disposal, water and sewage facilities, and schools.
- f) The use will not create excessive additional requirements at public cost for public facilities and services.
- g) The use will not generate traffic levels beyond that normally anticipated for the area in which it is proposed or that will exceed the capabilities of the street system.
- h) The use meets the standards of other governmental agencies, where applicable, and that the approval of these agencies has been obtained or is assured.
- i) Natural resources are protected to the extent feasible, including floodways and flood plains.
- j) The use does not involve activities, processes, materials, equipment, or conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of dust, fumes, odors, glare, noise or other objectionable impact.

## **11.5 SPECIFIC REQUIREMENTS AND STANDARDS**

Every application for a Special Use Permit shall be evaluated by the Planning Commission to ensure that the special use meets the following specific requirements and standards:

### **11.5.1 Automotive Uses**

- A. Automotive repair shall be conducted within an enclosed building.
- B. Any automotive washing facility shall not discharge untreated water onto the ground. A water recycling system or other means of containing and treating used water shall be employed as per DNRE and/or Health Dept. guidelines.
- C. Any automotive washing facility shall be located a minimum of twenty (20) feet from a property line. If adjacent to a