

## **Section 110-010 Purpose**

The provisions of this section are designed to permit modification of the strict application of the plan and standards of the Zoning Regulations dealing with nonresidential development for the following purposes:

1. To permit tracts of land of considerable size to be developed and designed as harmonious units consistent with: the character of the town and neighborhood; the purpose and meaning of the Zoning Regulations; and any plan of development which may have been adopted by the Planning Commission.
2. To permit the establishment of certain uses that would not be considered as permitted for said areas under the present Zoning Regulations, but which would be beneficial to and consistent with the orderly development of the town and the immediate neighborhoods involved may be permitted.
3. To permit the design, layout and construction of buildings, structures and facilities that, by virtue of their location, orientation, design characteristics, concept, construction features and landscaping, would be consistent with the character of the town and the neighborhood and which show unusual merit.
4. To facilitate the development of areas which may have on-site or off-site conditions, which would cause normal development to be extremely difficult or virtually impossible under these regulations.