

## **Section 180-040      Standards for Review of Special Permit Application**

The proposed use and the proposed buildings and structures shall conform to the following standards:

1. **Character.** The location, type, character and extent 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 of the town and the neighborhood and shall not hinder or discourage the appropriate development and use of adjacent property or impair the value thereof.
2. **Neighborhood.** The site plan and architectural plans 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 values and to preserve and enhance the appearance and beauty of the community. To this end, the site plan shall include architectural design data, identification of texture, color and type of building materials to be used.
3. **Lot size.** In addition to the requirements of Chapter 20, the lot on which the use is to be established shall be of sufficient size and adequate dimension to permit conduct of the use and provision of buildings, other structures and facilities in such a manner that will not be detrimental to the neighborhood or adjacent property.
4. **Traffic.** Where it is projected that the additional traffic resulting from the project will reduce the level of service to D or below, the Commission shall not approve the project unless and until provision has been made for the improvement of said condition. In all traffic analysis reports, use of a volume/capacity ratio of one and zero hundredth (1.00) to represent either level of service C or E is acceptable as long as the selected base is used consistently and clearly indicated.
5. **Off-street parking and loading.** Off-street parking and loading spaces shall be of adequate size for the particular use and shall be screened from abutting residential use.
6. **Landscaping.** Landscaping and buffers shall be provided and maintained so as to provide an adequate visual screen between the proposed use and abutting residential uses.