

Section 15.6 Approval Standards

A. General Standards: No Special Land Use application shall be approved except where the application complies with all of the following standards:

1. The application shall be consistent with the Lake Township Master Plan.
2. The application shall be consistent with the purpose of the zoning district in which it is located.
3. The proposed facility shall be designed, constructed, operated and maintained so as to be compatible with the existing and planned character of the general vicinity, taking into consideration such features as the bulk, placement, and materials of proposed buildings and structures, open space areas, lighting, and landscaping and screening of parking and storage areas, and hours of operation.
4. The proposed facility shall be served adequately by essential public facilities and services such as roads, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools; and minimizes the impact of traffic generated by the proposed development on adjacent properties.
5. The proposed facility shall not require excessive additional public facilities and services requirements at public cost.
6. The proposed facility shall not be hazardous, disturbing, or detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the vicinity in general, taking into consideration such features as the location of driveways and traffic flow patterns including turning patterns; vehicular and pedestrian safety; the intensity and character of traffic and parking conditions; hours of operation; and the production of noise, glare, vibration, odors, or other external impacts.
7. The proposed facility shall not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to the natural environment including air, soil, surface water, and ground water resources.
8. The proposed facility shall be in compliance with the site plan approval standards of Section 14.4.

B. Specific Standards: In addition to compliance with the above general standards in subsection (A), Special Land Uses shall comply with the specific site development standards and regulations of this Ordinance including as may be specified for each District in Article 3 and as may be identified in Article 7.