

INTRODUCED: September 8, 2014

AN ORDINANCE No. 2014-192-203

As Amended

To authorize the special use of the [~~property~~] properties known as 116 East Brookland Park Boulevard, 3004 Lamb Avenue, 3008 Lamb Avenue and 3014 Lamb Avenue for the purpose of permitting the construction and occupancy of a funeral home chapel with accessory parking, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Jones (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: OCT 13 2014 AT 6 P.M.

WHEREAS, the owner of the property known as 116 East Brookland Park Boulevard, which is situated in a UB Urban Business District, and properties known as 3004 Lamb Avenue, 3008 Lamb Avenue and 3014 Lamb Avenue, which are located in a R-6 Single-Family Attached Residential District, desires to use such [~~property~~] properties for the purpose of the construction and occupancy of a funeral home chapel with accessory parking, which use, among other things, is not currently allowed by section 114-433.2 of the Code of the City of Richmond (2004), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and

AYES:           9           NOES:           0           ABSTAIN:       \_\_\_\_\_

ADOPTED: NOV 10 2014   REJECTED: \_\_\_\_\_   STRICKEN: \_\_\_\_\_

conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 114-1050.1 of the Code of the City of Richmond (2004), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water

supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

**§ 2. Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 116 East Brookland Park Boulevard, 3004 Lamb Avenue, 3008 Lamb Avenue and 3014 Lamb Avenue, and identified as Tax Parcel [~~No.~~] Nos. N000-0976/010, N000-0976/008, N000-0976/007 and N000-0976/006 in the 2014 records of the City Assessor, being more particularly shown on a survey entitled “Existing Topographic Survey, 116 East Brookland Park Boulevard, for Scott’s Funeral Home, Richmond, Virginia,” prepared by Site Improvement Associates, Inc., and dated August 5, 2014, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of the construction and occupancy of a funeral home chapel with accessory parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Layout and Landscape Plan, 116 East Brookland Park Boulevard, for Scott’s Funeral Home, Richmond, Virginia,” prepared by Site Improvement Associates, Inc., and dated August 5, 2014, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

**§ 3. Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall be as a funeral home chapel with accessory parking, substantially as shown on the Plans.

(b) Landscaping shall be provided, substantially as depicted on the Plans. Location and landscaping materials shall be subject to the approval of a detailed final plan by the Director of Planning and Development Review prior to issuance of any building permit.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2004), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way

shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 114-1220 of the Code of the City of Richmond (2004), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 114-1080 of the Code of the City of Richmond (2004), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia

Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

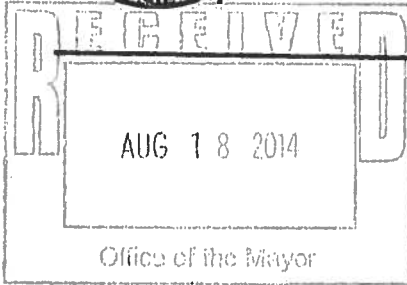


# City of Richmond

900 East Broad Street  
Richmond, VA 23219  
www.Richmondgov.com

## Item Request

File Number: TMP-593



### O & R REQUEST

AUG 18 2014

**OFFICE OF CITY ATTORNEY**  
**O & R Request**

Chief Administration Office  
City of Richmond

**DATE:** August 12, 2014

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Dwight C. Jones, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Byron C. Marshall, Chief Administrative Officer

**THROUGH:** Peter H. Chapman, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**SUBJECT:** To authorize construction and occupancy of a chapel on the property known as 116 East Brookland Park Boulevard that would serve the funeral home at 115 East Brookland Park Boulevard, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize construction and occupancy of a chapel on the property known as 116 East Brookland Park Boulevard that would serve the funeral home at 115 East Brookland Park Boulevard, upon certain terms and conditions.

**REASON:** The application proposes the construction of a chapel that would serve the existing funeral home across the street at 115 East Brookland Park Boulevard. The funeral home property is under Special Use Permit 95-185-178. The UB-PO5 District does not permit funeral home uses.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 6, 2014 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is currently within the UB Urban Business District and is occupied by a vacant convenience store. The application proposes the construction of a chapel that would serve the existing funeral home across the street at 115 East Brookland Park Boulevard. The funeral home property is under an existing special use permit (Ord. No. 95-185-178). The UB-PO5 District does not permit funeral home uses.



The proposed chapel would be 6,644 square feet and include 40 parking spaces with its primary visitors' entrance located on south side fronting East Brookland Park Boulevard.

The Richmond Master Plan designates this property as Community Commercial and Single-Family (Medium Density). Primary uses for the Community Commercial designation include, "office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses" (p.134). Primary uses for the Single-Family designation are, "single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p. 133).

**FISCAL IMPACT:** The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**COST TO CITY:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**REVENUE TO CITY:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** September 8, 2014

**CITY COUNCIL PUBLIC HEARING DATE:** October 13, 2014

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, October 6, 2014

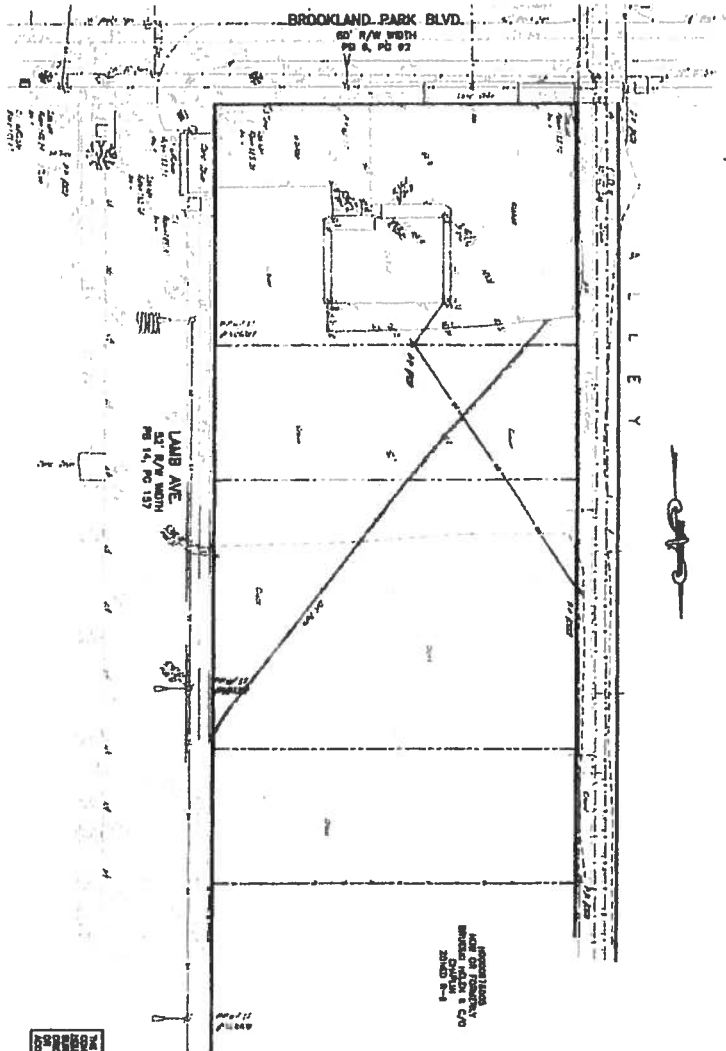
**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of public notice)

**RELATIONSHIP TO EXISTING ORDINANCES:** None.

**ATTACHMENTS:** Application Form, Applicant's Letter, Draft Ordinance, Plans

**STAFF:** Willy Thompson, Senior Planner;  
Land Use Administration (Room 511)  
646-5734

DCD O&R No.14-30



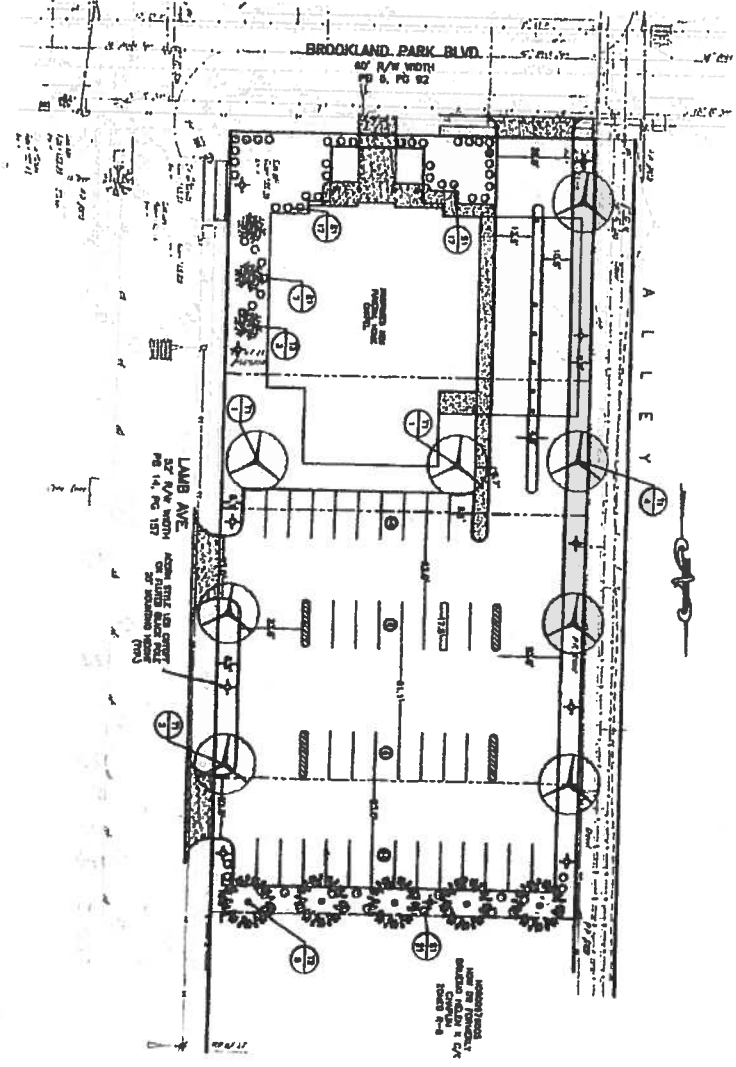
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THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING AS SET FORTH IN THE VIRGINIA SURVEYING ACT OF 1970, AS AMENDED.



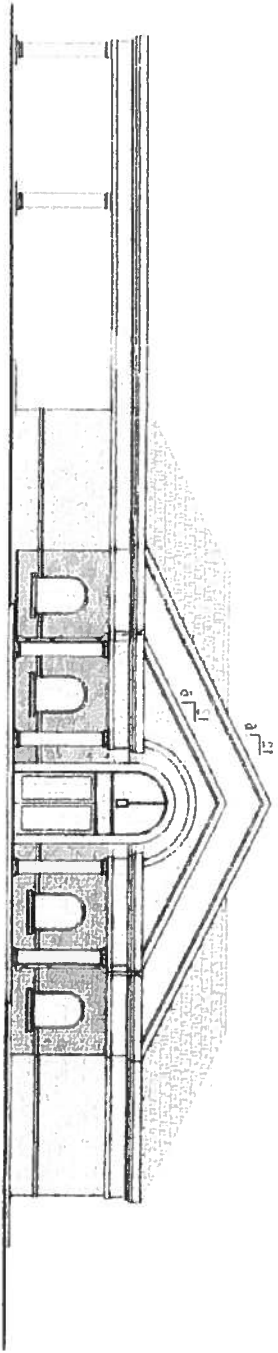
<p>DATE: 10/1/01 BY: [Signature] CHECKED BY: [Signature]</p>	<p><b>EXISTING TOPOGRAPHIC SURVEY</b> <b>80 EAST BROOKLAND PARK BOULEVARD</b> <b>FOR</b> <b>SCOTT'S FUNERAL HOME</b> <b>RICHMOND, VIRGINIA</b></p>	<p>CONDUCTED BY: [Signature] REGISTERED PROFESSIONAL SURVEYOR NO. 12345 EXPIRES: 12/31/02</p>	<p><b>Site Improvement Associates, Inc.</b> 1000 North 10th Street Richmond, Virginia 23222 Tel: (804) 771-2700 Fax: (804) 621-6000</p>	<p>THIS COLLAGE IS THE SOLE PROPERTY OF [FIRM] SITE IMPROVEMENT ASSOCIATES, INC. THE REPRODUCTION IN WHOLE OR IN PART ON THE INFORMATION OF ANY OTHER PERSON OR FIRM IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF [FIRM] SITE IMPROVEMENT ASSOCIATES, INC.</p>
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PAINT SCHEDULE						
SYMBOL	EQY	QTY	BOYARDAL NAME	COACHAL NAME	SIZE	SHOWN
	71	4	Blue Sashwood	Blue Sash	2'-0" x 2'-0" (4 in 2.00)	42 Sash
	72	1	No color	ANDRICH HALL	2'-0" x 2'-0" (4 in 2.00)	42 Sash
	73	1	Impressions	DRIVE HALL	2'-0" x 2'-0" (4 in 2.00)	42 Sash
	74	1	No color	DRIVE HALL	2'-0" x 2'-0" (4 in 2.00)	42 Sash
	75	1	No color	DRIVE HALL	2'-0" x 2'-0" (4 in 2.00)	42 Sash

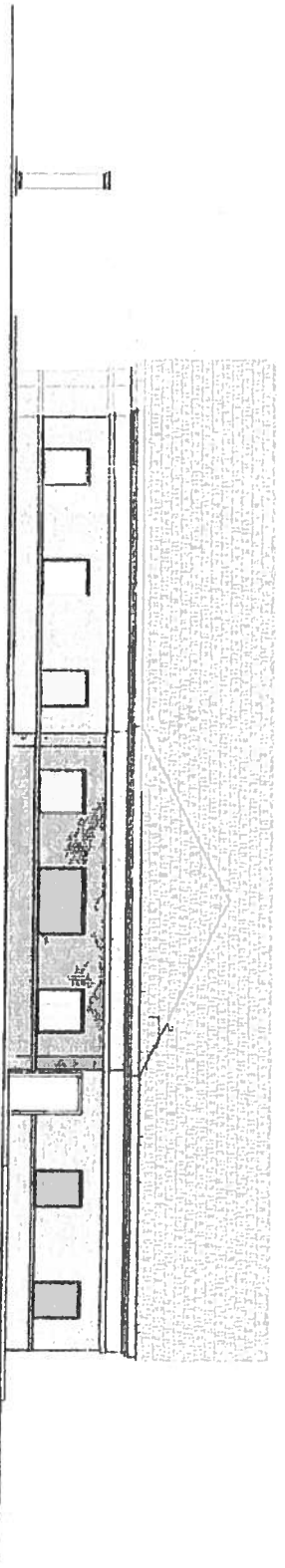


NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE PLAN.  
 3. ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF RICHMOND SPECIFICATIONS.

<b>LAYOUT AND LANDSCAPE PLAN</b> <b>FOR</b> <b>SCOTT'S FUNERAL HOME</b> RICHMOND, WISCONSIN		Date: 10/1/71 Scale: 1/4" = 1'-0" Project No.: 100-100-100	100-100-100-100 100-100-100-100 100-100-100-100	100-100-100-100 100-100-100-100 100-100-100-100
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**E. BROOKLAND PARK BLVD. ELEVATION**  
 SCALE: N/E



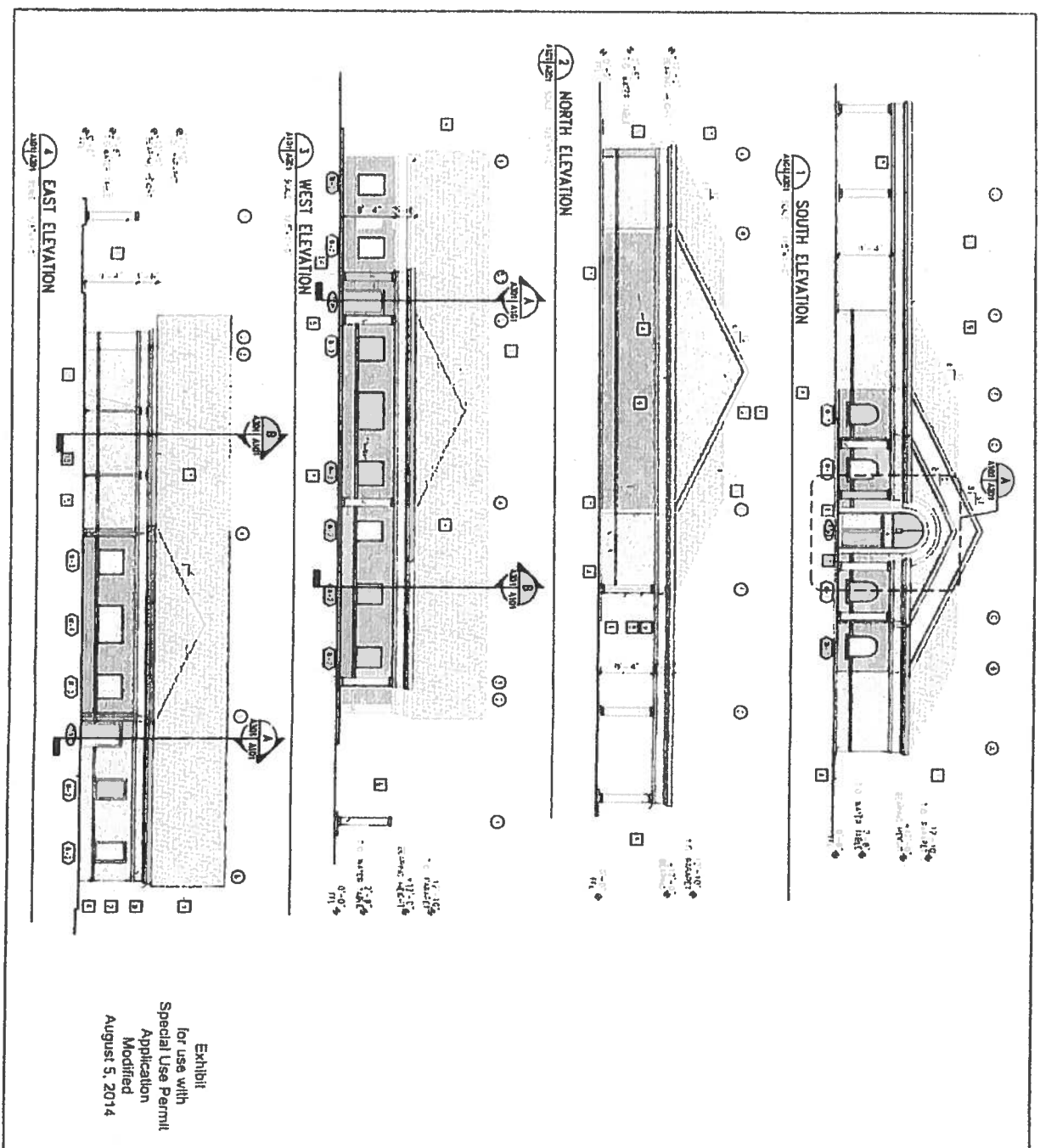
**LAMB AVENUE ELEVATION**  
 SCALE: N/E

Exhibit  
 for use with  
 Special Use Permit  
 Application  
 Modified  
 August 5, 2014

**Scott's Funeral Home**

Richmond, Virginia





- NEW WORK NOTES** (THIS SHEET ONLY)
- 1 ARCHITECTURAL REFER SHEETS
  - 2 SEE PLAN SHEET FOR WINDOW SCHEDULE
  - 3 1-1/2" DEEP VENTS
  - 4 REVISIONS: ADD CENTER (1/2" DIA) AND RECTANGULAR AIR
  - 5 REVISIONS: ADD CENTER (1/2" DIA) AND RECTANGULAR AIR
  - 6 REVISIONS: ADD CENTER (1/2" DIA) AND RECTANGULAR AIR
  - 7 REVISIONS: ADD CENTER (1/2" DIA) AND RECTANGULAR AIR
  - 8 REVISIONS: ADD CENTER (1/2" DIA) AND RECTANGULAR AIR
  - 9 REVISIONS: ADD CENTER (1/2" DIA) AND RECTANGULAR AIR
  - 10 REVISIONS: ADD CENTER (1/2" DIA) AND RECTANGULAR AIR

**LEGEND**

**GRAPHIC SCALE**

Exhibit  
for use with  
Special Use Permit  
Application  
Modified  
August 5, 2014

**SCOTT'S FUNERAL HOME**  
NEW CHAPEL  
RICHMOND, VA

**Architectural Innovations**

**DATE:** 07/06/2013  
**DRAWN BY:** CS-23-A  
**DESIGNED BY:** [Signature]

**PROJECT:** CHAPEL  
**NO:** A-201

**SCALE:** 1/8" = 1'-0"

**ELEVATIONS**



# Application for SPECIAL USE PERMIT

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

### Project Name/Location

Project Name: Scott's Funeral Home Date: 08/28/2013

Property Address: 116 East Brookland Park Boulevard Tax Map #: 434

Fee: \_\_\_\_\_ Total area of affected site in acres: \_\_\_\_\_  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: UB-PO5 & R-6

### Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: Commercial (abandoned)

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number: \_\_\_\_\_

New chapel for existing long standing

funeral home on which a Special Use

Permit already exists across street

Applicant/Contact Person: Mark Ricketts

Company: Site Improvement Associates, Inc.

Mailing Address: 800 Juniper Crescent, Suite A

City: Chesapeake

State: VA Zip Code: 23320

Telephone: (757) 671-9000

Fax: (757) 671-9288

Email: mricketts@siava.us

Property Owner: Richard A. Lambert Investments, LLC

If Business Entity, name and title of authorized signee: Richard A. Lambert, Sr.

Mailing Address: P. O. Box 6179

City: Richmond

State: VA Zip Code: 23222

Telephone: (804) 321-9095

Fax: (804) 321-1033

Email: rlambert@scottsfuneralhome.com

Property Owner Signature: \_\_\_\_\_

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

**Applicant's Report**  
**Scott's Funeral Home**  
**115 & 116 East Brookland Park Boulevard**  
Richmond, VA

In accordance with the requirements of the Special Use Permit Application, an Applicant's Report is required. The information requested in that report is provided below for use and evaluation.

**GENERAL**

Scott's Funeral Home has been a part of the community since 1910. The current facility located at 115 East Brookland Park Boulevard has been an integral part of the community for over 100 years. In that time, they have expanded on the property where the funeral home operation is currently located on the south side of East Brookland Park Boulevard. In order to better serve the community, Scott's Funeral Home would like to provide a small expansion to one of their existing buildings for storage and construct a new and larger funeral home chapel on property located directly across the street at 116 East Brookland Park Boulevard. The new chapel will provide larger, more modern, and better organized space to benefit the community in times of grief. The interior of the existing main building will also be renovated to better serve the community. The owners of Scott's Funeral Home purchased the property at 116 East Brookland Park Boulevard in anticipation of their growth and expansion to provide more and better service to the community. The time for that expansion has come.

**EMPLOYEES**

Initially there will be no additional employees required; however, it is anticipated there will be an additional 5 to 10 full and part time jobs created by the expansion. The total number of employees on site at any one time will vary from as few as 2 or 3 during normal office operations when there is no viewing, service, or preparation for service, to 10 to 15 during larger attended viewings and services.

**OPERATING HOURS**

Although the hours of operation vary depending upon the need for their services, Scott's Funeral Home has regular business hours from 9:00 a.m. to 5:00 p.m. Monday thru Friday. These regular business hours will be maintained when the small addition and new chapel are constructed. Funeral home staff is available 24 hours per day to meet the needs of the community. The funeral home will be staffed as circumstances and the need for their services dictate.

**TRAFFIC**

There will be no new traffic generated for the small addition at the existing site since it is principally for storage. The traffic generated by the new chapel will vary depending upon the number and size of viewings and funerals held and coordinated by Scott's Funeral Home. On a regular and on-going basis, most of the traffic generated will be for the office staff and deliveries. The traffic generation will be very light while conducting normal business operations. More traffic will be generated during viewings, services, and processions. The amount of traffic depends upon the number of family and friends attending events. It is difficult to accurately predict attendance and the number of vehicles. The existing streets are adequate to accommodate regular traffic during normal business operation and during small to medium sized events. Staff will direct traffic during large events to ensure smooth and safe traffic flow.

#### **COMPATIBILITY**

The existing funeral home has been compatible with, and a good neighbor in, the community for many years. Expanding the current use will not place undue hardship upon the surrounding neighborhood. The new building will be constructed of material that is consistent with the existing buildings in the area and that meet the city's building code requirements. The new site will be landscaped and buffered in accordance with the city's landscape requirements for its use within the surrounding area. Site lighting will be provided, and it will be properly shielded to prevent light spillover into the right-of-way or into the surrounding residential properties.

Additionally, the City Charter specifies certain conditions that must be met before City Council can approve a special use permit. It must be shown that the proposed special use will not:

1. Be detrimental to the safety, health, morals and general welfare of the community involved – Scott's Funeral Home has been an integral part of the existing community and good neighbor for many years. Their current operation has not created any degradation of the safety, morals, or general welfare within the surrounding community and it is not anticipated the new chapel will have any adverse impact on the community. Funeral homes in general, and Scott's Funeral Home, in particular, provide a much needed service within their communities.
2. Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved – The new chapel for Scott's Funeral Home will include off street parking arranged to meet the city's code requirement as well as the overall function and operation of the funeral home. Adequate entry points into the site will be provided as well as properly sized and located exit points. During processions, staff does now, and will continue to, direct traffic in order to provide for the safe and orderly movement of vehicles and pedestrians during viewings and processions.
3. Create hazards from fire, panic or other dangers – The new chapel for Scott's Funeral Home will be constructed in accordance with current building codes that provide protection against fire and accommodate the safe and orderly entry and exit of people. The operation of the funeral home itself will not create any undue fire hazard nor will it create panic or similar dangers within the community at large.
4. Tend to cause overcrowding of land and an undue concentration of population – Although there may be times, during heavily attended viewings, services, or processions, when a large number of people will temporarily visit the new and existing sites. Normal funeral home operations will not generate large crowds. Appropriate staff levels will be maintained to accommodate large crowds when they occur.
5. Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements – The new chapel and storage addition for Scott's Funeral Home will not adversely affect schools, parks, or playgrounds in any way. The impact on water and sewer utilities will be of normal demand levels. Initial and preliminary analysis of the existing systems in the area indicates the existing water and sewer systems will adequately accommodate the proposed expansion. The site will be designed to meet the development ordinances affecting the proposed additions.
6. Interfere with adequate light and air – The operation of the funeral home will comply with environmental standards for such facilities and will not adversely affect the light or air within the community.