

(iii) The probability of extensive aircraft flights over the area, and the general proximity to any airport.

(iv) Any fire hazard or interference with fire-fighting equipment due to the location and construction of the proposed line.

(v) The anticipated impact of the facility on the proposed future development of the area.

(vi) Comparative costs of underground and overhead construction (including reasonable estimates of rights-of-way cost and estimate damage to neighboring property); but such costs, standing alone, shall not be sufficient cause to preclude underground construction.

(vii) Any other factor materially affecting the public health, safety or general welfare.

Section 13-352.23. Race Tracks.

Race tracks of any nature shall be permitted in W1-B Industrial Development Districts, W2 Light Industrial Districts, and Deferred Development Districts (as a temporary use), provided:

(1) The principal vehicular access for such use shall be located on an arterial or on a collector street within one-quarter ($\frac{1}{4}$) mile of a freeway or arterial highway, but shall not be located on a freeway or local street.

(2) Such use shall not draw vehicular traffic to or through local streets in nearby residential areas.

(3) Such use shall be located not less than two hundred feet (200') from a residential district.

(4) Racing of automobiles shall not be permitted within one (1) mile of any residential district.

(5) Adequate reservoir space at the vehicular entrance, and sufficient vehicular entrances and exits shall be provided to prevent traffic congestion. Separate vehicular entrances and exits shall be provided, and shall be located not less than one hundred feet (100') apart, nor less than fifty feet (50') from any street intersection.

(6) Consideration shall be given to the proximity of bus and rapid transit facilities to serve such use.

(7) No structure shall be located less than one hundred feet (100') from any lot line.

(8) Automobile parking spaces shall not be located within any setback area, nor less than fifty feet (50') from any lot line.

(9) The lot upon which such use is located shall measure not less than one hundred (100) acres for automobile and horse tracks, and twenty-five (25) acres for a dog track.

(10) In Deferred Development Districts, such special exception shall not be granted for more than three (3) years, and shall not be renewed for more than two (2) years.