

## **Article 11. SITE PLAN REVIEW**

### **SECTION 11.1 INTENT**

It is the intent of this Chapter to require site plan review and approval for certain buildings, structures and uses that can be expected to have a significant impact on natural resources, traffic patterns, adjacent parcels and the character of future development.

### **SECTION 11.2 USES SUBJECT TO SITE PLAN REVIEW**

- A. Site plan review by the Planning Commission is required for the following:
1. Multiple family dwellings;
  2. Uses permitted by right in the Commercial/Industrial District;
  3. Special land uses in all districts.
- B. Site plans not required to be reviewed by the Planning Commission shall be reviewed by the Zoning Administrator. The Zoning Administrator shall review such plans in accordance with the same procedures, requirements and standards used by the Planning Commission.

### **SECTION 11.3 SITE PLAN REVIEW REQUIREMENTS (SEE EXAMPLE, APPENDIX 4)**

- A. Applications for site plan approval shall be submitted to the Township Zoning Administrator on a special form for that purpose.
- B. Applications for preliminary site plan approval shall consist of the following:
1. A completed application form, including the Environmental Permits Checklist, supplied by the Zoning Administrator.
  2. A reproducible copy of the preliminary site plan at a scale of not less than one (1) inch equals one hundred (100) feet with the following minimum information:
    - a. Property dimensions;
    - b. Topographic elevations at five (5) foot intervals;
    - c. Significant vegetation;
    - d. Water courses and water bodies, including man-made surface drainage ways;
    - e. Existing public right of way, pavements, and/or private easements;
    - f. Existing and proposed uses, buildings and structures;
    - g. Zoning classification of abutting properties;
    - h. The name and address of the person and firm who drafted the plan and the date on which the plan was prepared.
- C. The Planning Commission may require written statements relative to the effects on the existing traffic capacity of streets, and the proposed development's impact on schools, existing utilities, or natural features.
- D. The Planning Commission shall review the preliminary site plan and approve, approve with conditions, or deny the plan.
- E. Approval of the site plan is valid for a period of one (1) year. If construction of the development, or any phase of the development, has not been initiated during that period, the approval of the site plan shall be null and void.
- F. Upon written application, filed prior to the termination of the one (1) year review period, the Planning Commission may authorize a single extension of the time limit for approval

of a final site plan for a further period of not more than one (1) year. Such extension shall only be granted based on evidence from the applicant that the development has a likelihood of commencing construction within the one (1) year extension.

#### **SECTION 11.4                    STANDARDS FOR SITE PLAN REVIEW AND APPROVAL**

Prior to approving a site plan, the Planning Commission, where applicable, shall require that the following standards be satisfied: If these standards and the other requirements noted in this Article or in other township ordinances are met, the site plan shall be approved.

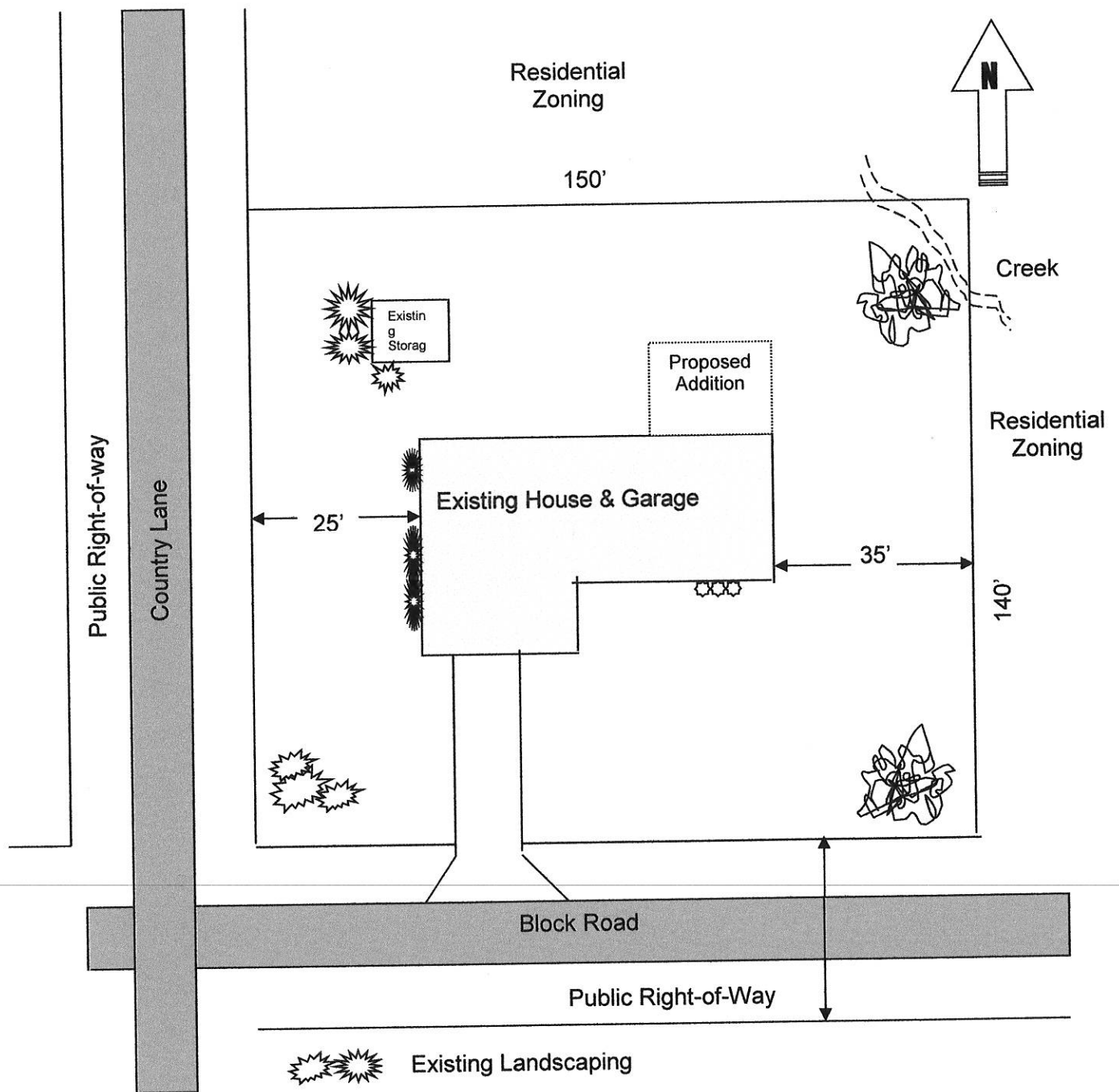
- A. All elements of the site plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
- B. The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance.
- C. The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein. Fences, walks, barriers, and landscaping shall be used, as appropriate, to accomplish these purposes.
- D. All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department.
- E. A pedestrian circulation system which is separated from the vehicular circulation system may be required. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals, and other such facilities, may be required in the vicinity of schools, playgrounds, shopping areas, and other uses which generate a considerable amount of pedestrian traffic.
- F. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate storm water and prevent erosion and the formation of dust. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas.
- G. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened by an opaque wall or landscaped screen not less than six (6) feet in height.
- H. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.

#### **SECTION 11.5                    AMENDMENTS TO APPROVED SITE PLANS**

- A. Any person who has been granted site plan approval shall notify the Zoning Administrator of any proposed amendment to such approved plan. The Zoning Administrator shall determine whether the proposed amendment constitutes a minor or major amendment based on, but not necessarily limited to, the following:
  - 1. The addition of land to the legal description of the original site plan approval;
  - 2. The establishment of another use or uses;

3. The addition of more sales or service area, or the addition of dwelling units;
4. An expansion or increase in intensity of use.

B. A major amendment to an approved site plan shall comply with the same filing and review procedures of the original approval. A minor amendment may be approved by the Zoning Administrator.



## Site Plan Requirements