

CRESCENT TOWNSHIP
APPLICATION
CONDITIONAL USE HEARING

NAME _____

ADDRESS _____

PHONE NO. _____

LOCATION OF PROPERTY _____

REASON FOR APPLICATION _____

(attach narative)

ZONING DISTRICT _____

430.04 CONDITIONAL USES

A. General: Conditional uses as specified in Chapter 430.02 may be allowed or denied by the Board after recommendations by the Planning Commission in accordance with the following criteria and provisions.

1. The party applying for a conditional use shall pay an application fee in an amount equal to that set by resolution of the Board.

2. Five (5) copies of a site plan and supporting data which shows the size, location, and topography of the site, the use of adjacent land, the proposed size, bulk, use and location of buildings; the location and proposed function of all yards, open spaces, parking areas, driveways, storage areas and accessory structures; the location of all utilities, the provisions for parking, moving or loading of vehicles and the timing of construction proposed shall be submitted to the Zoning Officer at least ten (10) days in advance of the next regularly scheduled meeting of the Planning Commission.

C. Review: The Zoning Officer shall forward copies of the application to the Board and to the Planning Commission for review and approval.

1. The Planning Commission shall make a recommendation to the Board in advance of the Public Hearing to be conducted on the application. Failure to make such a recommendation shall be deemed to be a favorable recommendation.

2. The Board shall conduct Public Hearings on applications for conditional uses in accordance with the provisions established for public hearings, as set forth in the Pennsylvania Municipalities Planning Code, as amended. The Board may attach such conditions as they deem necessary to the approval, either tentative or final, of any conditional use. The approved site plan and all attached conditions shall be recorded by the applicant within ninety (90) days of final approval. All development, construction and use shall be in accordance with the approved plan, unless a revised plan is submitted, approved and recorded. Any development contrary to the approved plan shall constitute a violation of this Chapter.

D. Criteria for Approval: A conditional use shall be approved if, and only if, it is found to meet the following criteria:

1. The proposed use conforms to the district and conditional use provisions and all general regulations of this Chapter.

2. The proposed use meets all standards which may apply to its class of conditional uses as set forth in this Chapter.

3. The proposed use shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and shall comply with the performance standards of Section 430.04E.

4. The proposed use shall be sited, oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.

5. The proposed use shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.

6. The proposed use shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.

7. The proposed use shall preserve the objectives of this Chapter and shall be consistent with the Comprehensive Plan.

E. Performance Standards: All conditional uses shall comply with the requirements of this Section. In order to determine whether a proposed use will conform to the requirements of this Chapter, the Board may obtain a qualified consultant to testify whose cost for services shall be borne by the applicant.