

**Article 1200  
Planned Development District**

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**1201 PURPOSE.**

- a. The purposes of the Planned Development District regulations are to:
  - 1. Provide an opportunity for a mix of land uses otherwise not permitted within the standard Township zoning district classifications.
  - 2. Allow the creation of development standards that respect the unique characteristics, of the site.
  - 3. Enable greater review of design characteristics to ensure that the development project is properly integrated into its surroundings.
  - 4. Assure compatibility between proposed land uses within and around the Planned Development District through appropriate development controls.
  - 5. Implement the economic development goals of the Township.
  - 6. Promote economical and efficient use of land and reduce infrastructure costs through unified development.
  - 7. Provide for supporting community facilities.
  
- b. The procedures established for Planned Development Districts are designed to encourage and permit a unified development that exhibits:
  - 1. Creative planning and imaginative architectural design.
  - 2. Flexibility in building types, styles and the relationships between buildings, and structures within the project.

- c. Orderly, coordinated and comprehensive development utilizing accepted land planning, landscape architecture and engineering practices and principles according to approved Development Plans.

## 1202 AREA REQUIREMENTS.

- a. **Minimum Area.** The minimum area requested for a Planned Development District shall not be less than six hundred (600) contiguous acres. **Any contiguous land may be subsequently added to an existing Planned Development District without meeting the minimum area required provided that the development of any such additional land area is designed to be integrated with and become part of the existing Planned Development.**
- b. **Ownership.** The application for a zoning amendment to Planned Development District shall be submitted by the owners or owner authorized agent of the entire area to be rezoned and may be a single owner or a joint application of all owners of record.

## 1203 ESTABLISHMENT OF PLANNED DEVELOPMENT DISTRICT.

A Planned Development District that is adopted after the effective date of these regulations shall be established according to the procedures for a zoning amendment. At the time of the rezoning, a Preliminary Development Plan shall be approved concurrently. All zoning amendments to the Planned Development District shall be designated on the Zoning Map as a PDD.

- a. When an application for a zoning amendment to this Planned Development District is initiated by the property owner or its designated agent, and such land is rezoned to the Planned Development District the zoning on the land at the time of the rezoning application shall be removed and replaced by the approved Planned Development District.
- b. When an application for a zoning amendment to this Planned Development District is initiated by the Township and is approved, then such approved Planned Development District shall be applied to the property and be in addition to the zoning in effect at the time the rezoning was initiated. The property may only be developed according to the Planned Development District regulations when the development is designed, arranged, fully interrelated, and has similar design qualities as that portion of the Planned Development District that has been initiated by a property owner or designated agent. Conversely, if the above conditions are not satisfied the property may be developed in compliance with the

zoning that was in place at the time the Planned Development District was approved.

- c. The Planned Development District may have up to five (5) use sub-districts according to Schedule 1203. One or more of these use sub-districts may be applied within a Planned Development District consistent with a Preliminary Development Plan and at the discretion of the Township.

**SCHEDULE 1203**  
**Use Sub-Districts**

	Use Area	
1	Residential – Low Density	X
2	Residential – High Density	X
3	Office	X
4	Business Hub	X
5	Leisure/Sports	X

**1204 USE REGULATIONS.**

Buildings and land shall be used and buildings shall be designed, erected, altered, moved, added or maintained in a Planned Development District (PDD) only for those uses set forth in each of the sub-districts as established in Schedule 1204.

- a. A use listed in Schedule 1204 shall be a principal use permitted by right when denoted by the letter “P” if all requirements of other Township resolutions and the zoning regulations set forth in this Article have been met.
- b. A use listed in Schedule 1204 shall be permitted as an accessory use when denoted by the letter “A”. Such accessory uses shall be permitted as a subordinate use when it is clearly incidental to and located on the same zoning lot as the principal building or use or in the same sub-district as regulated by this Article.
- c. A use not listed in Schedule 1204 as either a permitted, or an accessory use shall be prohibited in the PDD unless such use is approved as a similar use pursuant to Section 1205.

**SCHEDULE 1204**  
**Use Sub-Districts: Permitted Uses**

<b>PERMITTED USES</b>	<b>Residential- Low Density</b>	<b>Residential- High Density</b>	<b>Office</b>	<b>Business Hub</b>	<b>Leisure/ Sports</b>
(a) <b>Open Space</b>	P	P	P	P	P
(b) <b>Golf Course</b>	P	P	P	P	P
(c) <b>Club House</b>	A	A	A	A	A
(d) <b>Residential: Single Family, Cluster, Townhouses</b>	P	P	P	P	P
(e) <b>Residential: Multi Family</b>		P			
(f) <b>Offices</b>			P	P	P
(g) <b>Retail</b>		A	A	P	A
(h) <b>Restaurants</b>		A	A	P	A
(i) <b>Hotels</b>			P	P	A
(j) <b>Conference Center</b>				P	
(k) <b>Theaters / Performing Arts</b>				P	P
(l) <b>Indoor Recreation</b>					P
(m) <b>Outdoor Recreation</b>					P
(n) <b>Place of Worship</b>	P	P	P	P	P
(o) <b>Health Clinic</b>			P	P	P
(p) <b>Schools</b>	P	P	P	P	P
(q) <b>Day Care</b>		P	P	P	P
(r) <b>Community Support Facilities</b>	A	A	A	P	P
(s) <b>Conventional Accessory Uses</b>	A	A	A	A	A
P = Permitted    A = Accessory					

**1205 DETERMINATION OF SIMILAR USES.**

A use not specifically listed in the schedule of permitted uses for the sub-district, may be determined by the Township to be similar to a use specifically listed in Schedule 1204.

- a. When the proposed use is being considered as part of a Final Development Plan, such similar use determination shall be made by the Zoning Commission.
- b. When the proposed similar use is not subject to Development Plan review, the determination may be made by the Zoning Inspector provided that the Zoning Inspector may defer such decision to the Zoning Commission.

Such similar use shall adhere to the regulations of the listed use, in Schedule 1204, that is determined to be most similar to the proposed use.

**1206 USE DEFINITIONS AND LIMITATIONS.**

**a. Residential – Single Family:**

1. **Dwelling, Cluster:** A dwelling unit which is designed and used exclusively by one family and separated from all other dwelling units by open space from ground to sky, which is grouped with other dwelling units on a site and which may be located on its own subdivided lot without a front, side and/or rear yard in compliance with the standard zoning district regulations.
2. **Dwelling, Townhouses (Attached Single-Family):** Dwelling units that are structurally attached to one another, side by side, and erected as one building, each dwelling unit being separated from the adjoining unit or units by a common wall without openings extending from the basement floor to the roof and each such building being separated from any other building by space on all sides, and including such elements as separate ground floor entrances, services and attached garages.

b. **Residential – Multiple Family:** A building with two (2) or more dwelling units and in which the dwelling units do not satisfy the definition of “townhouses.”

c. **Leisure/Sport Uses:** Uses shall **include, but not** be limited to, theaters, multi-screen cinemas, performing arts facilities, work out and fitness facilities, water sports, tennis (indoor and outdoor), equestrian facilities, ski slopes, ice skating (indoor), fishing, rock climbing and archery.

- d. **Clubhouse:** A community building that is accessory to a golf course, or low or high-density residential developments. A Clubhouse may include but is not limited to: fitness center, community/party room, swimming pool and retail sales.
- e. **Outdoor Displays:** The placing of merchandise in an outdoor area that is open to the general public when the merchandise on display is removed from its shipping packaging and is representative of merchandise that is available for purchase inside the building and/or is available for purchase by the general public directly from the display area.

Outdoor display shall comply with the following:

- 1. Be limited to products that are customarily associated with the operation of the principal business located on the premises and conducted by employees of such principal business. There shall be no outdoor display of merchandise for sale by any person operating or conducting a business that is different or distinct from the principal business conducted at that location.
  - 2. Not exceed fifteen (15) percent of the ground floor area of the building(s) on the lot.
  - 3. Comply with the building setback requirements set forth in Schedule 1207 or the sub-district in which the lot is located.
  - 4. Not be located in areas intended for traffic circulation as identified on the Final Development Plan.
- f. **Outdoor Storage:** The keeping, in an area outside of a building, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours, except for merchandise placed in an area and which satisfies the criteria for outdoor display.

The outdoor storage of goods and materials shall be an accessory use associated with a permitted use and shall comply with the following:

- 1. Outdoor storage of materials shall include the storage of goods, materials, or products associated with the principal use. The storage of radioactive, toxic or otherwise hazardous materials shall not be permitted.

2. All outdoor storage of goods and materials shall be enclosed with a solid wall or fence, including solid gates. The wall or fence shall have a height tall enough to conceal all materials therein from the view of any observer standing at the grade level at an abutting residential district line or a public street. However, in no case shall the height of the fence or wall be less than six feet.
3. All materials shall be stored in such a fashion as to be accessible to fire-fighting equipment at all times.

Areas devoted to outdoor storage shall be located in a side or rear yard and shall comply with the building setbacks set forth in Schedule 1207.

- g. **Community Support Facilities:** Include police and security, firefighting and emergency services, community transportation centers, media centers and similar public service uses and facilities.
- h. **Accessory uses:** There are two (2) categories of accessory uses in this Article.
  1. Conventional Accessory Uses, which include off-street parking, recreational facilities, signs, fences, containers and areas for, waste disposals, storage sheds, etc. These uses are always subordinate and incidental to the principal use to which the accessory use is related and are subject to the regulations in Schedule 1207 and applicable portions of Section 1208. However, parking decks and garages (other than garages for low -density residential developments) shall be subject to the setback requirements of a principal use.
  2. Principal Uses that in selected sub-districts (Schedule 1204) are only permitted as an accessory use and in such cases are subject to the applicable portions of Section 1208.

## **1207 DEVELOPMENT STANDARDS.**

The principal and accessory uses permitted in each sub-district shall comply with the development standards set forth in Schedule 1207.

**SCHEDULE 1207  
 Development Standards**

	<b>Residential- Low Density</b>	<b>Residential- High Density</b>	<b>Office</b>	<b>Business Hub</b>	<b>Leisure/ Sports</b>
<b>(a) Maximum Density (Units / Acre)</b>	2 (a)	30	-	-	-
<b>(b) Minimum Open Space Required (b)</b>	60%				
<b>(c) Minimum Unit Size (Sq. Ft.)</b>	1,800	1,000			
<b>(d) Maximum Height (Stories)</b>	2 ½	25	25	25	8
<b>(e) Perimeter Setbacks (Feet)</b>					
<b>1. Building – Including Deck Parking</b>					
<b>A. Adjacent to Non- Residential</b>	30	75	75	75	75
<b>B. Adjacent to Turnpike</b>	30	75	75	75	75
<b>C. Adjacent to Residential</b>	50	75 (c)	75 (c)	75	75 (c)
<b>2. Parking and Access</b>					
<b>A. Adjacent to Non- Residential</b>	20	20	20	20	20
<b>B. Adjacent to Turnpike</b>	20	20	20	20	20
<b>C. Adjacent to Residential (d)</b>	30	40	40	40	40

- (a) Maximum density on any single acre shall not exceed 8 units/acre.
- (b) Golf Course can be included as part of Open Space.
- (c) 75’ minimum and equal to height of building.
- (d) The area between the parking setback and the perimeter property line shall be reserved as a landscaped buffer area pursuant to Section 1210.

**1208 ACCESSORY USE REGULATIONS.**

- a. Surface parking and access drives shall comply with the setback requirements of Schedule 1207.

- b. Parking decks and parking garages shall comply with the setback requirements for principal uses, provided that one-story accessory detached garages in the Residential low-density sub-district, when not exceeding 500 sq.ft. in ground floor area, may be located on a site in compliance with the setbacks for off-street parking.
- c. This Article does not include specific regulations for accessory signs or fences and the design, location and size of fences and signs are not required to be submitted with the Preliminary Development Plan. However, prior to a Final Development Plan being approved for any portion of any sub-district, the applicant shall submit design standards and criteria for signs and fences which shall be applicable to the final plan being submitted and to all remaining areas in the sub-district. When approved, the sign and fence design standards and criteria shall be a supplement to and thus considered part of the approved Preliminary Development Plan.
- d. Retail Uses, Restaurants, and Hotels in the Residential High Density and Office sub-districts shall not comprise, at any time, more than five (5) percent of the floor area in such sub-districts. This standard shall be based on the total floor area in each community.

**1209 PARKING STANDARDS.**

- a. **Units of measure:** In computing the number of parking spaces required, the following rules shall apply:
  - 1. Floor Area. Where floor area is designated as the standard for determining parking space requirements, gross floor area shall be used for all land uses.
  - 2. Seats. The number of seating units installed or indicated, or each 24 lineal inches of benches, pews, or space for loose chairs or similar seating facilities.
  - 3. Employees. Where employees are the standard for determining parking space requirements, employees shall mean the sum of all employees on any two successive shifts.
- b. **Parking Spaces:** The required number of off-street parking spaces for each facility or use shall be determined by application of the standards in Schedule 1209. For a use not specified in Schedule 1209, the Township Zoning Commission shall apply the standard for a specified use, which it determines to be most similar to the proposed use.

**SCHEDULE 1209**  
**Required Number of Off-street Parking Spaces**

<u>Principal Building or Use</u>	<u>Minimum Number of Spaces Required</u>
<b>(a) Residential Uses</b>	
1. Residential: Single Family, Cluster, Townhouses	2 enclosed spaces/dwelling unit
2. Residential: Multi Family	1½ spaces for every dwelling units
<b>(b) Office, Professional Services</b>	
1. Offices	1 space per 300 sq.ft. of floor area
2. Conference Center	To be determined at the time a Final Development Plan is submitted
3. Health Clinic	5 spaces per doctor and/or dentist
<b>(c) Retail/Service Uses</b>	
1. Retail	1 space per 250 sq.ft. of floor area
2. Restaurants	1 space per 50 sq.ft. of floor area
3. Hotels	1 space per guest room or suite, plus 1 space per every 2 employees
<b>(d) Commercial Entertainment / Recreation Uses</b>	
1. Golf Course (Nine holes or more)	8 spaces per green
2. Club House	1 space per 50 sq.ft. of floor area (including lounging and spectator area)
3. Theaters/ Performing Arts	1 space for every 3 seats
4. Indoor recreation	To be determined at the time a Final Development Plan is submitted
5. Outdoor recreation	To be determined at the time a Final Development Plan is submitted
<b>(e) Educational Facilities</b>	
1. Elementary and Junior High Schools	2 spaces per classroom, plus 1 space for every 8 seats in the largest assembly hall
2. Senior High Schools	1 space per 2 teachers, employees and administrators, plus 1 space per 10 students, plus 1 space for every 8 seats in largest assembly hall
3. Day Care Center	1 space per 8 students, based on center's regulated maximum capacity
<b>(f) Community Facilities</b>	
1. Places of Worship	1 space for every 4 seats of seating capacity in the principal assembly area
2. Library, Museum, Community Center or similar use	1 space per 500 sq.ft. of floor area, plus 1 space for every 6 seats in any assembly area
3. Assembly Hall, Auditorium	1 space for every 4 seats of seating capacity
4. Community Support Facilities	To be determined at the time a Final Development Plan is submitted

- c. **Design Standards:** Off-street parking area shall be designed and constructed in accordance with the following minimum dimensions set forth in Schedule 1209 (c), based on the angle of the spaces.

**SCHEDULE 1209.c  
Parking Design Standards**

	45°	60°	90°	PARALLEL
(a) Width of Parking Space	9 ft	9 ft	9 ft	9 ft
(b) Length of Parking Space	20 ft	20 ft	20 ft	23 ft
(c) Width of Parking Aisle	18 ft	20 ft	22 ft	12 ft
(d) Width of Double-loaded Parking Module	58 ft	60 ft	62 ft	30 ft
(e) Circulation Aisle	17 ft	14 ft	14 ft	14 ft

- d. **Allowance for Shared Parking:** The Township Zoning Commission and/or trustees may approve a Development Plan with a reduction in the number of parking spaces required when the applicant demonstrates that the lesser number of spaces is appropriate and consistent with the purposes of these regulations; and/or varying peak demands for the uses can be adequately accommodated with lesser number of parking spaces than the number required based on the sum of the various uses computed separately.

**1210 BUFFERING STANDARDS.**

When a lot in any sub-district abuts the perimeter of the project, screening and buffering along the entire length of the common boundary shall be provided in accordance with the following regulations and shall be approved as part of the Final Development Plan. Alternate methods of buffering, that equally achieve the objectives of this Section are encouraged, subject to approval of the Zoning Commission and/or trustees.

- a. **Width of Buffer Yard:** Each required buffer yard shall have the minimum width of the parking setback as specified in Schedule 1207.
- b. **Screening:** Screening within the buffer yard shall consist of one or a combination of the following:
1. A dense vegetative planting incorporating trees and/or shrubs of a variety which shall be effective all year round.

2. A non-living opaque structure such as a solid masonry wall, solidly constructed fence, or louvered fence.
  3. A fence with openings through which light and air may pass together with a landscaped area at least 5 feet wide.
  4. A landscaped mound or berm at least 5 feet wide.
- c. **Height of Screening:** The height of screening shall be in accordance with the following:
1. Visual screening walls, fences, or mounds and fences in combination shall be a minimum of 6 feet high measured from the natural grade, in order to accomplish the desired screening effect.
  2. Vegetation shall be a minimum of 6 feet high measured from the natural grade, in order to accomplish the desired screening effect. The required height shall be achieved no later than 2 years after the initial installation.

## **1211 PROCEDURES.**

- a. **Zoning and Approval of Preliminary Development Plan:** The zoning to this Planned Development District and the concurrent approval of a Preliminary Development Plan shall be in accordance with the following procedures:
1. The Township Zoning Commission and the Township Trustees shall consider a Preliminary Development Plan and the request to rezone the land to this Planned Development District according to the procedures for a zoning amendment as set forth in the Ohio Revised Code and the Township's Zoning Resolution as supplemented by the requirements of this Article.
  2. Review For Completeness: Within five business days of receiving the application, the Zoning Inspector shall review the application to determine that the application has satisfied the submission requirements of Section 1212 (a). If the application is deemed complete and the application fee paid, the Zoning Inspector shall officially accept the application on that date. If the application is deemed incomplete, it shall be returned to the applicant with the deficiencies noted. The application shall not be further processed until the deficiencies have been corrected.

3. Review of Preliminary Development Plan by Others: The Township Zoning Inspector:
  - A. May refer the application to other Township Officials, and/or other private consultants for their review and comment; and
  - B. Shall refer the application to the Lorain County Planning Commission staff for its administrative review and comment.

Comments pursuant to the referrals in this section shall be returned to the Zoning Commission within 30 days or less unless such time has been extended by the Zonings Commission.

4. Review and Approval by Township: The Zoning Commission shall review the Preliminary Development Plan and the proposed rezoning application according to the procedures and public hearing requirements for Zoning Amendments. During its review of the Preliminary Development Plan, the Zoning Commission may refer the plan for review by other Township Officials and other private consultants that may not have been included in the referrals pursuant to Subsection 1211a3.A above. The Zoning Commission shall recommend to the Township Trustees:
  - A. Approval of the requested zoning amendment and the Preliminary Development Plan and such plan may be approved with reasonable conditions that were not necessarily included in the plan submitted by the applicant; or
  - B. Denial of the requested rezoning and the Preliminary Development Plan.
5. Review and Approval by Trustees: The Township Trustees shall review the rezoning amendment and the Preliminary Development Plan and the findings of the Zoning Commission according to the procedures for zoning amendments. Action by the Board of Trustees to approve the rezoning must also include approval of the Preliminary Development Plan. If a Preliminary Development Plan is not approved, the proposed zoning amendment has been nullified.
6. Effect of Approved Preliminary Development Plan: An approved Preliminary Development Plan for the proposed development is a binding commitment that has specified elements that have been approved for development within the Planned Development District. Within the Planned Development District, any changes in an approved plan shall be

resubmitted for approval in accordance with the procedures in Subsection 1211.b below.

**b. Amendments to Preliminary Development Plan:**

1. An approved Preliminary Development Plan may be administratively amended by the Township when such proposed revisions:
  - A. Are consistent with the permitted uses (Schedule 1204) and the development standards (Schedule 1207) for each sub-district; and
  - B. Do not expand the boundaries of the Residential High-Density, Office, Business Hub, or Leisure Sports sub-districts by more than ten (10) percent.
2. Consideration of a revised Development Plan by the Township shall be subject to the following procedures:
  - A. The amended Plan shall be reviewed by Zoning Commission which shall recommend to the Trustees that the amended plan be approved, approved with conditions, or denied.
  - B. Prior to becoming effective, the amended Planned Development District shall also be approved by a majority vote of the Township Trustees.

Any approved amendment/s shall be the binding development rights and restrictions for the Planned Development District and shall replace the previously approved Preliminary Development Plan.

**c. Final Development Plan:** A Final Development Plan shall be submitted and approved for any portion of a Planned Development District, prior to the issuance of a zoning certificate, according to the following procedures:

1. Review for Completeness: Within five business days of receiving the application, the Zoning Inspector shall review the application to determine that it has satisfied the submission requirements of Section 1212.b. If the application is deemed complete and the application fee paid, the Zoning Inspector shall officially accept the application on that date. If the application is deemed incomplete, it shall be returned to the applicant with the deficiencies noted. The application shall not be further processed until the deficiencies have been corrected.

2. Review of Final Development Plan by Others. The Township Zoning Inspector may refer the application to other Township Officials, County Planning Commission and/or other private consultants for their review and comment.

Comments pursuant to the referrals in this section shall be returned to the Zoning Commission within 30 days or less unless such time has been extended by the Zoning Commission.

3. Review and Approval by Township. The Zoning Commission shall review the Final Development Plan according to the criteria set forth in Section 1213 and shall either recommend to the Township Trustees:

- A. Approval of the Final Development Plan;
- B. Approval of the Final Development Plan subject to specific conditions not included in the plan as submitted; or
- C. Table the Final Development Plan for the next scheduled meeting. If the Final Development Plan is tabled, the Zoning Commission shall convey to the applicant the reasons the Plan has been tabled and provide specific yet reasonable revisions that would result in an acceptable Plan.
- D. **Disapproval with the reasons for such disapproval being clearly stated.**

4. Review and Approval by Trustees: The Township Trustees shall review the Final Development Plan and the findings of the Zoning Commission and

- A. Approve the Plan by a majority vote, or
- B. **Disapprove with the reasons for such disapproval being clearly stated.**
- C. If a majority vote for approval or disapproval cannot be obtained, the recommendation of the Zoning Commission shall be considered approved.

5. Effect of Approved Final Development Plan: An approved Final Development Plan shall become for the proposed development a binding commitment of the specific elements approved for development. The approved Development Plan may be transferred to another person, corporation, or group of individuals or corporations prior to the issuance

of a building permit. A request for such a transfer or change of ownership shall be presented to the Zoning Inspector and granted only if the new ownership entity satisfies the administrative, financial, legal and all other performance guarantees approved with the original Development Plan. All construction and development under any building permit shall be in accordance with the approved plan. Any departure from such plan shall be cause for revocation of the Zoning Certificate. Any changes in an approved plan shall be resubmitted for approval in accordance with this Article.

6. Expiration of Final Development Plan Approval:

- A. An approved Final Development Plan shall remain valid for a period of 12 months following the date of its approval or as otherwise specifically approved by the Township. If, at the end of that time, construction of the development has not begun, then approval of such Final Development Plan shall expire and shall be of no effect unless resubmitted and reapproved in accordance with the procedures set forth in this Article. Construction is deemed to have begun when all necessary excavation and piers or footings of one or more principal buildings included in the plan have been completed.
- B. **Final Plan approval shall expire for any portion of Final Development Plan that has not been constructed within five (5) years from the date that the Final Development Plan was approved.**

**1212 SUBMISSION REQUIREMENTS.**

a. **Contents of Preliminary Development Plan Application**

The Preliminary Development Plan shall include the maps, plans, and supplementary documentation itemized below. The applicant shall submit the number of copies as determined by the Zoning Inspector. The information submitted should include the following:

- 1. Completed Application Form along with the application fee.
- 2. Vicinity Map showing the relationship of the proposed PDD to existing development.
- 3. Legal description or a listing of the permanent parcel numbers.

4. Map of Existing Conditions and features drawn to scale, with accurate boundaries of the entire project and a north arrow, including:
  - A. Boundaries of the area proposed for development, dimensions and total acreage;
  - B. Existing public rights-of-way, buildings, permanent facilities, access points and easements on, and adjacent to, the site;
  - C. Identification of any existing buildings or structures to be removed or demolished;
  - D. Existing zoning district boundaries and jurisdictional boundaries;
  - E. Existing utility systems and providers;
  - F. The location of existing topography showing contour lines and identifying any areas with slopes over 5%;
  - G. Locations of all wooded areas, tree lines, hedgerows;
  - H. Delineation of existing drainage patterns on the property; and
  - I. Location of wetlands (and potential wetlands) the 100-year floodplain, floodway boundary, 20-foot buffer area beyond the floodway.
  
5. The Preliminary Development Plan Map should include a plan for the entire area of the proposed project and shall be drawn to an appropriate scale with accurate boundaries of the entire project including a north arrow. The applicant shall submit the number of copies as determined by the Zoning Inspector. The information submitted shall indicate:
  - A. The proposed location, use and size of areas of residential, retail, office, institutional uses, community facilities, parks, playgrounds, school sites and other public areas and open spaces with the suggested ownership and maintenance provisions of such areas, and their related parking areas, and access points;
  - B. The general layout of the proposed internal road system, general indication of private streets and pedestrian circulation, bike paths and other trail systems, access drive locations, improvements to existing streets, and traffic control requirements;

- C. Any proposed off-site improvements and/or utility lines/extensions needed to serve the site;
  - D. Natural areas and other natural features to be conserved and any required buffer areas;
  - E. Natural features to be altered or impacted by the development and areas where new landscaping will be installed, etc.; and
  - F. A summary table showing total acres of the proposed development; the number of acres devoted to each type of use, including streets and common areas; the number of dwelling units by type and density for each residential use area; the building height(s); and square footage as proposed for retail, office, institutional uses, by use area; and the number of parking spaces provided for each use area.
6. Prototypical Architectural Drawings demonstrating the prototypical designs of the proposed buildings, to demonstrate the exterior design, character and general elements.
7. Project Phasing Map. A phasing plan and schedule identifying the separate phases of the project, including utilities and any off-site improvements. Such schedule shall include the proposed use or reuse of existing features such as topography, structures, streets, easements and natural areas.
8. Proposed Utilities including the proposed provision of water, sanitary sewer and surface drainage facilities.
9. Traffic Study indicating the impact of future traffic on the existing and proposed roadway system.
10. Development Standards Text. The development standards text identifying the requirements that are to govern the design and layout of the PDD that are not included on the Development Plan.
- A. A description of all dimensions and /or acreages illustrated in the Development Plan or of provisions that depart from applicable standards shall be included.
  - B. Adequate provision shall be made to establish a private organization (i.e. Management Association) with direct responsibility to provide for the operation and maintenance of all common facilities.

However, to the extent that the above items are not submitted with the Preliminary Development Plan, the Preliminary Development Plan may

however, be approved by the Township with the conditions that state compliance with the item not submitted will be satisfactorily addressed at the time of Final Development Plan approval. Alternatively, the approval may specify the limits of development that may occur prior to full compliance with the item that has not been submitted and/or fully addressed in the Preliminary Development Plan.

**b. Contents of Final Development Plan Application**

1. Completed Application Form along with the application fee.
2. Vicinity Map showing the relationship of the area of the Final Development Plan to the entire Planned Development Overlay District.
3. Subdivision Plat. A Final Plat shall be submitted in accordance with the County Subdivision Regulations if the proposed development includes the subdivision of land.
4. Final Development Plan Map prepared by a qualified professional such as a licensed architect, surveyor, engineer or landscape architect, and drawn to an appropriate scale indicating the following items:
  - A. A bar scale, north arrow, and total acreage of the area that is the subject of the Final Development Plan, and accurate location of all monuments;
  - B. The right-of-way lines of adjoining streets and alleys with their width and names, and indicating the edge of pavement and centerline;
  - C. All lot lines and easements with their dimensions;
  - D. The dimensions and locations of proposed structures, buildings, streets, parking areas, yards, playgrounds, school sites and other public or private facilities;
  - E. Location and height of existing and proposed structures including fences, walls, signs, and lighting;
  - F. Location and layout of all proposed and existing outdoor storage areas including storage of waste materials and location of trash receptacles;
  - G. Sanitary sewers, water and other utilities including fire hydrants, as required, and proposed drainage and storm water management;

- H. Delineation and identification of areas to be dedicated or reserved for public use; and
  - I. Summary table showing total acres of the proposed development, the number of acres devoted to each type of use including streets and open space, and the number of proposed dwelling units by type, building square footage, number of parking spaces, pavement coverage, impervious surface area and acreage devoted to open space, private streets, and other public facilities; and proposed density by use area and overall.
5. Proposed Utilities. Verification of availability of all utilities, including water, sanitary sewer, gas, electric, cable, etc., and indication of all utility line extensions.
6. Additional Plans for the Proposed Development.
- A. Topographic maps showing existing and proposed grading contours, water courses, wetlands and flood plains and other flood hazard boundaries and information;
  - B. Landscaping and screening plans;
  - C. A lighting plan, including, but not limited to, light pole heights and locations, building accent lighting, pedestrian lighting, average foot-candle calculations minimum foot-candles and maximum foot-candles;
  - D. A dimensioned sign plan indicating the character, material, dimensions, location, shape, color(s) and type of illumination of signs; and
  - E. Architectural plans and prototypes for the proposed development, showing all exterior elevations and building floor plans, colors, materials, and other details to indicate the type of architectural style proposed for the development demonstrating consistency with the Preliminary Development Plan.
7. Covenants, Easements and Restrictions. The substance of covenants, grants of easements, or other restrictions that will be imposed upon the use of the land, buildings, and structures, including proposed easements or grants for public utilities.

8. Modifications. A statement identifying any aspect of the Final Development Plan in which the applicant is requesting a modification from the Preliminary Development Plan.

**1213 FINAL DEVELOPMENT PLAN APPROVAL CRITERIA.**

In the review of proposed Planned Development, the Township Zoning Commission shall determine whether or not the proposed development, as depicted on the Final Development Plan, complies with the following:

- a. The plan conforms in all pertinent respects to the approved Preliminary Development Plan;
- b. Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- c. The development has adequate public services and open spaces;
- d. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Resolution and the Comprehensive Plan;
- e. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas;
- f. The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PDD and with adjacent development;
- g. The landscape plan will adequately enhance the principal building and site; maintain existing trees; buffer adjacent incompatible uses;
- h. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Resolution; and
- i. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.

**1214 CONFLICT WITH OTHER REGULATIONS.**

In the event there is a conflict between the regulations of this Article and any other regulation in this Township Zoning Resolution, the regulations of this Article shall govern.

