

Article XII — Site Plan Review

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Article XII — Site Plan Review

§ 21-1201 Purpose and Procedure.

In order to promote the safe and efficient movement of traffic, promote the development of a beautiful and well-ordered community, further the comprehensive planning, and best serve the interests of public health, safety and general welfare, no public professional, commercial, industrial, or other nonresidential structure or use of land (other than a home office or business) and no multifamily dwelling use shall be permitted, nor shall any zoning permit required to be issued under this Chapter for such uses be issued, until the following procedure has been complied with, *provided* that this procedure shall be purely optional if subdivision and/or land development approval is required in connection with the use or a permit:

(a) Upon application to the Zoning Officer for a zoning permit, the applicant shall submit ten (10) complete sets of site plans, which may be schematic preliminary plans or final preliminary plans. Such plans shall be drawn to a scale of not less than one (1) inch equals fifty (50) feet, showing the size, shape, and location of existing and proposed buildings, the dimensions and acreage of each lot to be built upon, and such other information required in § 21-1302 (relating to Site Plan Requirements) and as may be necessary to enable the Zoning Officer to determine whether the proposed structure and use of land will conform to the provisions of this Chapter. The final plans shall show no less than the location of proposed principal buildings and all contemplated accessory buildings and structures; the location and layout of parking areas, pedestrian walks, all parking spaces, and driveways; proposed grades and drainage; proposed sewer and water facilities and connections; a landscaping plan, including locations of proposed planting and seeding and screenings; propose location of fences and signs; and a key map showing the entire project and its relation to surrounding properties and the existing buildings thereon.

(b) The Zoning Officer shall, within thirty (30) days of site plan submission, submit said plans, together with his written report thereon, to the Planning Commission. The Planning

Commission shall review the plans submitted under this Article for overall conformance to the site design standards of § 21-1202 (relating to Design Standards).

(c) The Borough Planning Commission shall, within forty-five (45) days of receipt of said site plans and report from the Zoning Officer, review and make recommendations on the proposed development. If the plan is not acceptable, the reasons therefor shall be clearly stated in writing and returned to the applicant. The Zoning Officer shall deny a zoning permit for the proposed development until a written report of the Planning Commission is obtained.

(d) In the absence of a report of the Planning Commission within the specified time, the Zoning Officer shall proceed, *provided* all other requirements of this Chapter are met.

(e) Site plan approval shall not relieve the applicant from any other provisions of this Chapter, nor shall such an approval constitute a recommendation of any zoning variance or other relief that the applicant may thereafter seek from the Zoning Hearing Board.

§ 21-1202 Design Standards.

The following standards shall be utilized by the Planning Commission in reviewing all site plans. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the reviewing authority. These standards shall not be regarded as inflexible requirements and are not intended to discourage creativity, invention, and innovation.

(a) **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade change shall be in keeping with the general appearance of neighboring developed areas.

(b) **Relation of Proposed Buildings to Environment.** Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features, or other buildings.

(c) **Drive, Parking, and Circulation.** With respect to vehicular and pedestrian circulation, including walkways, interior drives, and parking, special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

(d) **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Stormwater shall be removed from all roofs, canopies, and paved areas, and carried away in an efficient and approved manner. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

(e) **Utility Service.** Electric and telephone lines shall be underground where practicable. Any utility installation remaining above ground shall be located so as to have a harmonious relationship to neighboring properties and the site.

(f) **Advertising Features.** The size, location, lighting, and materials of all permanent signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

(g) **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings, or other screening methods as shall be reasonably required to prevent their being incongruous or hazardous with the existing or contemplated site design and the surrounding properties.

(h) **Application of Design Standards.** The standards of review outlined above shall also apply to all accessory buildings, structures, freestanding signs, and other site features however related to the major buildings or structures.