

Exeter Township
Berks County, Pennsylvania
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Reading PA 19606
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Parks & Rec.: 610-406-0263
Police: 610-779-1490
Treatment Plant: 610-582-8300

EXETER TOWNSHIP

Engineering

APPLICATION FOR CONDITIONAL USE APPROVAL

LOCATION

Address: _____ PIN#: _____
Cross Streets: _____ and _____
Subdivision: _____ Lot#: _____ Lot Size: _____
Zoning District: _____ Sewer: public ____ private ____ Water: public ____ private ____
Property Access: Public Road ____ Private Road ____ ROW ____ Easement ____ Other _____
Variance or Special Exception for this property? ____ Re: _____ Date: _____
Deed Book: _____ Deed Page: _____

IDENTIFICATION

Applicant: Name: _____ Phone#: _____
Address: _____
Owner: Name: _____ Phone#: _____
Address: _____
Owner's Agent: Name: _____ Phone#: _____
Address: _____

INFORMATION

Existing Property Use: _____
Proposed Property Use: _____

FEES: \$500 per Conditional Use Application (\$250 for Home Occupations). Applicant acknowledges that he/she is responsible for any consulting engineer review or inspection fees that Exeter Township may incur as a result of this project.

Applicant Name: _____ Signature: _____ Date: _____

SPECIFICATIONS AND PLANS

- A. The applicant (owner or lessee of any building, structure or land or the agent of either, provided, however, that if the application is made by a person other than the owner or lessee, it shall be accompanied by a written authorization from the owner or lessee authorizing the work and designating the agent) shall file one signed and notarized, original application to the Township Secretary, in accordance with Section 808 of the Exeter Township Zoning Ordinance.
- B. Standards. Conditional uses shall meet the specific standards established for each use by this Ordinance and all other applicable Zoning District requirements and General Regulations established by this Ordinance. In addition, the following standards shall be met:
- (1) The use shall be one, which is specifically authorized as a conditional use in the Zoning District wherein the applicant is seeking a conditional use.
 - (2) Services and utilities shall be made available to adequately service the proposed use.
 - (3) The use will not generate traffic such that hazardous or unduly congested conditions will result.
 - (4) The use is appropriate to the site in question.
 - (5) The use shall not adversely affect the character of the general neighborhood, nor the health and safety of residents or workers on adjacent properties and in the general neighborhood.

The applicant shall demonstrate, as a condition to approval of the application, that the standards above and those specified elsewhere in the Zoning Ordinance for the use in question would be met.

- C. The application shall be accompanied by at least the following information:
- (1) A map of the lot in question, drawn to scale, indicating the lot size and showing all dimensions of lot lines and the exact location(s) on the lot of all existing and proposed buildings, fences, signs, structures and alterations to buildings or structures.
 - (2) The use, height, length, width and proportion of the total lot area covered of all proposed and existing buildings, structures and additions or alterations to buildings or structures.
 - (3) A statement indicating the number of dwelling units and/or commercial or industrial establishments to be accommodated within existing and proposed buildings on the lot. In the case of commercial and industrial uses and home occupations, the floor area to be devoted to each use shall be indicated.
 - (4) The location, dimensions and design of parking and loading areas including the size and arrangement of all spaces and means of ingress, egress and interior circulation, recreation areas, screens, buffer yards and landscaping, means of egress from and ingress to the lot, routes for pedestrian and vehicular traffic and outdoor lighting.
 - (5) The location of all utility lines, the method of proposed water supply and sewage disposal and the location of any on lot facilities.
 - (6) All streets, right-of-ways and easements on or adjacent to the lot.
 - (7) Proof of Worker's Compensation coverage, if the application is submitted by a contractor.
 - (8) All other information necessary for the Zoning Officer to determine conformance with and provide for enforcement of Township Regulations.
- D. Review. After receiving an application, the Supervisors shall refer one (1) copy of the application to the Township Planning Commission for its review and one (1) copy to the Township Zoning Officer for his review. The application shall be reviewed at one (1) or more advertised meetings of the Township Supervisors with the initial hearing being commenced within sixty (60) days of receipt of the application, unless the applicant agrees in writing to an extension of time. Each subsequent hearing shall be held within forty-five (45) days of the prior hearing. The Supervisors shall either approve or disapprove the application in writing within forty-five (45) days after the date of the final hearing. The granting of permission to conduct a use permitted by condition does not exempt an application from acquiring all approvals required by the Township's Subdivision and Land Development Ordinance.

The Township Supervisors may impose such additional safeguards as are necessary to protect the public health, safety and welfare.

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