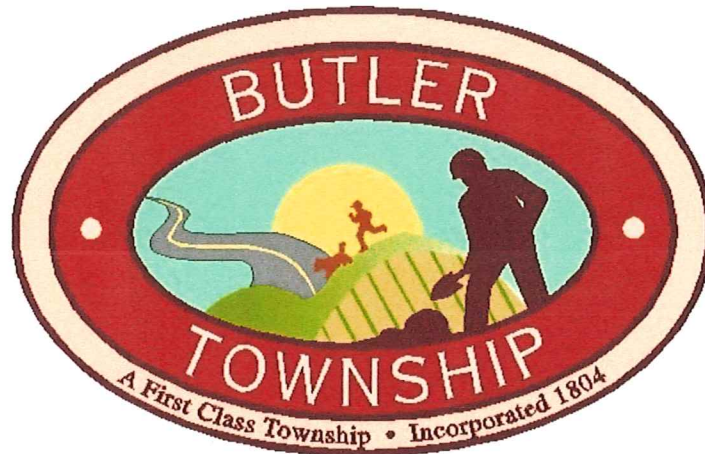


# Conditional Use Application



**Butler Township  
290 South Duffy Road  
Butler, PA 16001**

**724-283-3430  
Fax: 724-282-2142**

## Conditional Use Information and Checklist

- A completed application. There is a 30 day application deadline to appear before the Planning Commission, the annual meeting and Submittal Dates are available at the Township offices as well as on the Township website.
- Filing Fee: Per current Fee Resolution and is non-refundable.
- 10 sets of the site plan (if applicable) (24" \* 36") **All plan sets must be folded.**
- If the applicant is not the owner, a notarized authorization must be provided.
- In addition to completing the Application:  
Refer to the list of standards and criteria in 300-23 of the adopted Township Zoning Ordinance specific for the use you are requesting, and Prepare a written response for each standard and criteria listed.
- A copy of your survey (if applicable) and drawings with adequate detail to show what you wish to do, (i.e. show exact distances to property lines on the drawings).
- Pictures can be helpful - showing existing conditions.

Your hearing is a legal proceeding and you may wish to obtain help from other individuals familiar with Conditional Use proceedings.

### § 300-63 **Applications for conditional use.**

- **A.** Prior to making application for a zoning permit or occupancy permit for any use listed in any zoning district as a conditional use, the applicant shall submit an application for conditional use approval in accordance with the following procedures:
  - (1)** Applications for conditional uses shall be made to the Zoning Officer and accompanied by a fee established by resolution.
  - (2)** Conditional uses shall be granted or denied by the Township Commissioners after the recommendation of the Planning Commission.
  - (3)** Procedures shall follow those specified in this chapter and the standards established by the Pennsylvania Municipalities Planning Code.<sup>[1]</sup>
- **B.** It shall be the responsibility of the applicant to illustrate compliance with all express standards for each conditional use to the satisfaction of the Township. In granting a conditional use, the Township Commissioners may also add reasonable additional conditions and safeguards beyond the specific criteria for each conditional use. The

purpose of such additional conditions and safeguards is to further mitigate negative impacts of a development upon a specific site or neighborhood and make the conditional use more compatible with the zoning district.

**(1)** Such reasonable additional conditions and safeguards may include, but are not limited to:

**(a)** Establishment of screening and buffering or an increase in screening and buffering normally required.

**(b)** Limitations upon hours of operation.

**(c)** Establishment of fencing for purposes of security, limiting vehicular access, or control of wind-blown trash.

**(d)** Limits upon future subdivision of property to prevent the creation of a lot too small for the approved conditional use.

**(e)** Changes in the proposed location or design of access drives or parking areas to prevent traffic hazards, congestion, or the impacts of increased traffic upon local access and residential streets.

**(2)** The developer will be notified, in writing, of any such reasonable additional conditions and safeguards imposed by the Commissioners as part of an approval and must agree or accept such conditions or safeguards.

- **C.** Sketch plan requirements. As part of a conditional use application, the developer shall submit a sketch plan that generally identifies proposed areas for building, outdoor use (if applicable), or parking, or other development. This sketch plan need not include final dimensions and final designs of any public or private improvements but shall focus upon the relationship of proposed buildings and structures to each other and the surrounding neighborhood. Nothing in this section alters the right of the Township to review and approve any subdivision and land development plan submitted after conditional use approval.

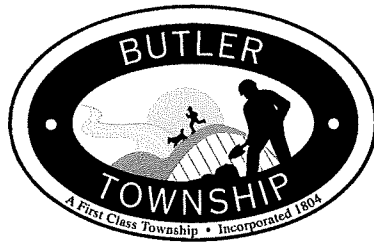
**(1)** The plan shall illustrate any pedestrian and vehicular access proposed.

**(2)** The developer shall submit a sketch landscaping plan that illustrates how landscaping will be used to buffer the proposed development from any abutting residential areas.

**(3)** The Township Commissioners may increase standards for buffering and landscaping as a reasonable additional condition and safeguard.

- **D.** If the applicant withdraws the proposal and resubmits it with changes, the time deadlines for review and approval shall commence with the resubmission. Having gained approval and accepted any conditions, the applicant may apply for a zoning permit or occupancy permit, which shall be issued by the Zoning Officer or his authorized representative subject to compliance with all terms and conditions of the approval of the conditional use application.

Butler Township  
290 South Duffy Road  
Butler, PA 16001  
724/287-7465  
Fax: 724/282-2142



Date of Application \_\_\_\_\_  
Fee Paid \_\_\_\_\_  
Appeal Number \_\_\_\_\_  
*Zoning Office Use Only*

## Conditional Use Application

### Part I

Name of Applicant \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Name of Property Owner \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

***If Property Owner is not the Applicant, written authorization to act on Property Owner's behalf must be submitted with the application.***

### Part II

Conditional Use Requested \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Part III**

Cite all applicable sections of the Zoning Ordinance that apply to the request \_\_\_\_\_

\_\_\_\_\_

Address for which application is filed \_\_\_\_\_

Zoning Classification \_\_\_\_\_ Map & Parcel \_\_\_\_\_

Lot Size \_\_\_\_\_ Present Use \_\_\_\_\_

Proposed Use \_\_\_\_\_

Cost of Improvements \_\_\_\_\_

Existing Improvements on the Land \_\_\_\_\_

\_\_\_\_\_

**Part IV**

I (we) believe that the Board should approve this request because (include the grounds for application or reasons with respect to the facts for granting the application).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Attach a separate sheet if additional space is needed.

**Part V**

NOTE: This application must be notarized and all fees must be submitted with this application.

\_\_\_\_\_  
Applicant

**Part VI**

Commonwealth of Pennsylvania

County of \_\_\_\_\_

Before me, the above signed authority personally appeared who being duly sworn,

\_\_\_\_\_, hereby deposes and says that all of the above statements and attachments contained in the papers submitted herewith are true and correct to the best of my knowledge and belief.

Signature \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.