

Sec. 505 PLANNED UNIT DEVELOPMENT

(A) Intent. To permit great flexibility in the use and design of structures and land in situations where modifications of specific provisions of this Ordinance will not be contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood in which they occur.

(B) Application and Modification Powers. The provisions of this Section may be applied, upon application of the owner, to any lot exceeding two acres in size. The owner shall file with the Township Planning Commission a proposed site plan and detailed description of the structures to be erected the other facilities of the project and the land uses involved. In addition, he shall furnish such other information as the Township Planning Commission may reasonably require.

In acting upon the application, the township Planning Commission may alter setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules and density and intensity limits. It may also authorize uses not permitted in the district where the lot is located, providing such uses are desirable or convenient for the uses are planned so as to assure that they will not materially alter the existing character of the neighborhood. However, uses not permitted in the district where the lot is located shall not be permitted to occupy more than ten percent of the lot area nor more than ten percent of the building floor area. Where the Commission determines that the application is consistent with subsection (A) of this Section and with the other requirements hereof, it shall enter an order authorizing development and use in accordance with the site plan and description contained in the application, modified as the Commission may require to carry out the intent and purpose of this Section and containing any conditions or restrictions which the Commission may consider necessary to carry out the purposes of this Ordinance and to protect the public health, safety, and welfare. The order shall recite the reason and findings of the fact upon which it is based.

(C) Procedural Requirements. Prior to any determination concerning development and use under a planned unit development application, the Township Planning Commission shall obtain the opinion and recommendation of a professional planning advisor. The Planning Commission shall proceed pursuant to Section 105 of this Ordinance and the opinion and recommendation of the professional planning advisor shall be made part of the written record.