



WARRINGTON TOWNSHIP

852 Easton Road, Warrington, PA 18976
Phone: 215-343-9350 ♦ Fax: 215-343-5944

APPLICATION FOR CONDITIONAL USE

Application is made this _____ day of _____, 200____ by the undersigned for a conditional use under the terms of the Warrington Township Zoning Ordinance, as amended.

1. Name of the applicant: _____

Address: _____ Phone: _____

_____ Fax: _____

Email: _____

2. Name of the real estate: _____

Address: _____ Phone: _____

_____ Fax: _____

Email: _____

Call to Order
Please to address

3. Location and brief description of the real estate: _____

4. The real estate at present is classified as _____

5. At present it is used for the purpose of _____

6. Applicant claims that the conditional use herein requested may be allowed under Section _____ of the Warrington Township Zoning Ordinance, as amended.

7. The Conditional Use requested is as follows:

continue on additional sheets, if necessary

8. Applicant believes the conditional use should be granted for the following reasons:

continue on additional sheets, if necessary

9. One original and nine copies of this application and all attachments must be filed with the Township Manager. Also provide ten plot plans of the real estate affected indicating the location and size of improvements now erected and proposed to be used, and a copy of the deed, agreement of sale, lease agreement, etc. Also enclosed herein is the filing fee of \$ _____

Applicant Printed Name

Owner Printed Name

Applicant Signature

Owner Signature



INFORMATION - CONDITIONAL USE

§2302. Conditional Uses.

1. The Board of Supervisors shall have the power to approve conditional uses at a public hearing following public notice for any of the uses for which this Chapter requires the obtaining of such approvals and for no other use or purpose. Application to the Board of Supervisors shall be made on the form approved by the Board of Supervisors and shall be accompanied by the fee set by the Board of Supervisors.
2. In granting a conditional use, the Board of Supervisors shall make findings of fact consistent with the provisions of this Chapter. The Board shall not grant a conditional use except in conformance with the conditions and standards outlined in this Chapter.
3. **General Requirements and Standards Applicable to all Conditional Uses.** The Board shall grant a conditional use only if it finds adequate evidence that any proposed use submitted for a conditional use will meet all of the following general requirements as well as any proposed use. The Board shall among other things require that any proposed use and location be:
 - A. In accordance with the Warrington Township Comprehensive Plan and consistent with the spirit, purpose and intent of this Chapter.
 - B. The best interest of the Township, the convenience of the community, the public welfare and be a substantial improvement to property in the immediate vicinity.
 - C. Suitable for the property in question, and designed, constructed, operated and maintained so as to be in harmony with and appropriate in appearance with the existing or intended character of the general vicinity.
 - D. In conformance with all applicable requirements of this Chapter.
 - E. Suitable in terms of effects on street traffic and safety with adequate access arrangements to protect major streets from undue congestion and hazard.
4. **Criteria Requirements.**
 - A. **Compatibility Criteria.** The proposed conditional use shall:
 - (1) Be compatible with the existing area uses and those established or allowed by this Chapter or comprehensive Plan in the area proposed.
 - (2) Be screened from adjacent differing uses. Where sufficient screening area or existing materials are unavailable, the Township shall require additional screening area or materials be provided.
 - (3) Not to be permitted such that it creates a nuisance or hazard to adjoining properties by noise, glare, congestion, storage, odor, fire, explosion, radiation or other similar causes.
 - (4) For any outside industrial, commercial or residential storage including, but not limited to, junkyards not be located on land with a slope in excess of five (5) percent or within one hundred (100) feet of an adjacent industrial, commercial or residential use of a public right-of-way.
 - (5) For all public buildings or uses, in addition to all applicable Township requirements, demonstrate conformance with all applicable County, State and Federal regulations.



INFORMATION - CONDITIONAL USE

- B. The applicant shall demonstrate the impact of the proposed conditional use on:
- (1) The Township transportation network and the ability of adjacent streets and intersections to efficiently and safely move the volume of traffic generated by the proposed conditional use. Included in this Section should be an assessment of the adequacy for site parking, ingress and egress, internal circulation and off-site improvements.
 - (2) The Township's municipal services with particular emphasis being put on the ability of these municipal services to provide services to the proposed conditional use. A detailed estimate of additional municipal services facilities which will be needed to provide service to the proposed use must be included.
 - (3) Municipal services including but not limited to sewage disposal and collection systems, water supply and circulation systems and storm drainage facilities and systems must be included in this statement of impact.
 - (4) The Township's abilities to provide fire protection to the proposed conditional use.
 - (5) The Township's recreation facilities including estimates of additional facilities which will be needed to serve the proposed conditional use.
- C. Economic. The applicant may be required to provide a cost revenue analysis which shall identify the net costs of the proposed conditional use to the Township and to the Central Bucks School District. The net costs shall be the difference between the governmental expenditures which will be required to service the proposed conditional use and the revenues that it will generate. The cost analysis shall clearly identify whether a net gain or a net loss is anticipated and shall itemize the measurements used in the evaluation.
- D. Need. The applicant shall demonstrate an existing need for the proposed conditional use.
- E. Environmental Criteria. The applicant may be required to prepare an environmental impact assessment which shall indicate his ability to meet the environmental restriction standards specified in §305, Part 3 of this Chapter, as amended. The assessment shall address each of the restricted land categories listed in the above referenced Section
- F. Time Limits on Conditional Use Approvals.
- (1) Approved Application. Approval of a conditional use application by the Board of Supervisors shall expire one (1) year after said approval, unless the applicant has applied for and has been granted a building permit and construction has commenced. This expiration date may be extended by the Supervisors upon good cause shown. [Ord. 89-8]
 - (2) Abandonment. If a conditional use approved by the Board of Supervisors is discontinued or terminated for a period of one (1) year or more, then the same shall be deemed abandoned, and said use may not be resumed without a new conditional use approval by the Board of Supervisors.

(Ord. 85-2, 3/5/1985, §2102; as amended by Ord. 89-8, --/--/1989)