

Lancaster Township Conditional Use Hearing Application

1240 Maple Avenue • Lancaster, PA 17603 • (717) 291-1213 Fax: (717) 291-6818

Location of property: _____

Account ID number of property: _____ Zoning District: _____

Name and Address of Owner: _____

_____ Phone: _____

Name and Address of Applicant: _____

_____ Phone: _____

If applicant is not the owner, what is the applicant's interest in the property? _____

If applicant is not the owner, is a signed statement of the owner's approval attached? _____

Has this property been involved in a previous Conditional Use Hearing, Subdivision, or Land Development Plan?

Yes No

If yes, give details: _____

What is the present use of the property? _____

What is the proposed use of the property? _____

Is the property in a flood plain? Yes No

Under what Section of Lancaster Township's Zoning Ordinance is the requested use listed?

What is the Conditional Use requested as listed in Lancaster Township's Zoning Ordinance?

FEE to accompany application

Call 291-1213 for the current fee schedule

Paid by: _____

All advertising fees & costs will be assumed by applicant

Signed by: _____ Date: _____

(Owner of Property)

Bill advertising fees & additional costs to:

Contact Name: _____ Phone: _____

Address: _____

Application requirements for a Conditional Use Hearing:

All applicants for a Conditional Use shall submit seven (7) copies of the following:

- a. Statement describing the proposed use.
- b. A plot plan showing the entire tract and its relation to the surrounding area drawn on a scale of one thousand (1,000) feet to the inch.
- c. The location of all existing flood plains, wetlands, watercourses, railroads, areas of subsidence, wooded areas (marking all wooded areas to be cleared), bridges, culverts, and other significant natural features on the tract and within two (200) feet of the tract.
- d. The location of all streets, adjoining tracts, and buildings within two (200) feet of the tract.
- e. If applicable, location of all proposed land uses including residential uses by types.
- f. The location and arrangement of all open spaces and yards, landscaping, fences, and buffer yards including the methods and materials used for screening.
- g. The location, size, number, arrangement, and capacity of all areas to be used for motor vehicle access, off-street parking, off-street loading and unloading, and provisions to be made for lighting such areas.
- h. The location and dimensions of sidewalks and all other common areas.
- i. If applicable, a description of any proposed industrial or commercial operations in sufficient detail to indicate effects of those operations in producing noise, glare, air pollution, water pollution, fire hazards, traffic congestion or other safety hazards.
- j. If applicable, provisions to be made for the treatment and disposal of sewage and industrial wastes and for water supply.
- k. Name, address, phone number of the developer (if applicable) and landowner.
- l. Name, address, phone number of the individual and/or firm that prepared the plan.
- m. Such information as is required by the specific Conditional Use section.
- n. Such information as is required to demonstrate consistency with the standards and criteria of the Lancaster Township Zoning Ordinance.

Questions can be directed to:

Director, Planning & Zoning
Lancaster Township
1240 Maple Avenue
Lancaster, PA 17603

Phone: (717) 291-1213
Fax: (717) 291-6818
Website: www.twp.lancaster.pa.us