

KOYLTON TOWNSHIP ZONING ORDINANCE

Section 8.10 Land Uses by Special Permit

A. General Requirements

Uses of land by special permit, wherever provided in the Ordinance shall be subject to the requirements of this particular Section of the Ordinance in addition to the requirements and standards of the particular Zoning District wherein located, so as to prevent conflict with impairment of the principle uses thereof. All uses by special permits shall be deemed to possess characteristics of each unique form to the Districts that each such use shall be considered as an individual case.

B. Specified Requirements

1. Written application shall be made to the Township Zoning Board through the Office of the Zoning Administrator, thence to the Koylton Township Board for final determination. Every such application shall contain substantially the following information:
 - a. The name of the applicant and the owner or owners of the premises.
 - b. The recorded legal description of the premises.
 - c. A description of the proposed building or use.
 - d. The applicant shall complete a site plan, which contains the following:
 1. The location of all-present and proposed buildings or use thereof.
 2. Location of existing roads and highways which provide access thereto.
 3. Sewage disposal facilities, existent or proposed on and for the premises.
 4. The location of dwellings and principle buildings on adjacent premises.
 5. The use of properties located on the opposite side of the road or highway where applicable and located within one thousand(1000) feet of the middle point of the road between the two properties.
 6. Location of the parking area if required.
 7. The estimate amount of excavating and fill needed to complete project.
2. The site plan will be considered for approval by the Township Board.
3. The Zoning Board shall hold a public hearing on the application. The cost of advertising and Zoning Board expenses thereof shall be borne by the applicant. These charges will be determined at the time of application by the Zoning Board Chairman and must be paid in advance and are nonrefundable.
4. In reaching its determination on the application, the Koylton Township Board shall consider the following:
 - a. Whether the location, use nature and intensity of the operation will be in conflict with the principle uses of the applicable Zoning District.
 - b. Whether the sewage disposal and water supply facility will be adequate and safe.
 - c. Whether the setback and yard conditions will be in harmony with the orderly and proper development of the District.
 - d. Whether adequate access to the building or use will be provided by either existing roads, public or private, or by other roads to be erected.
 - e. Whether the building or use will be more objectionable to nearby properties by reason of traffic, noise, vibration, dust, fumes, smoke, and fire hazard, bright or flashing light or disposal of waste or sewage than the operation of any permitted use.
 - f. Whether the building or the use thereof will discourage or hinder the appropriate development and use of adjacent lands and buildings.
5. A performance guarantee may be required by the Township Board to be posted. The amount of guarantee needed will be based on the improvements associated with the project, which the Township Board feels and considers necessary.
6. Chain of command: Township Board has final Authority.

***This sheet is provided for APPLICANT _____ Instruction Purposes Only.
They Koylton Township Zoning Ordinance book can be purchased from Zoning Administrator.***