

Form RZC-1 (Application)
(To be filed by Applicant)

Rural Zoning Commission Case No. _____
Filed _____

APPLICATION FOR DISTRICT CHANGE

Rural Zoning Commission

Note: This application must be typewritten and accompanied by a list of the names and addresses of all owners of real property located within 200 feet of any part of the premises the zoning classification of which is proposed to be changed. This application must be accompanied by a required payment in the amount of \$ _____ for the purpose of defraying the expense of publishing notices in the newspaper and the necessary clerical and stenographic services.

NAME OF APPLICANT _____

ADDRESS _____

LEGAL DESCRIPTION OF PROPERTY TO BE RECLASSIFIED _____

GENERAL LOCATION: TOWNSHIP _____ ROAD _____

PRESENT ZONE DISTRICT _____

REQUESTED ZONE DISTRICT _____

ADDRESS OF AND REASONS FOR THIS APPLICATION _____

No previous application for district change of the above premises has been made during the 12-month period preceding this request.

The above statements and the statements contained in all of the exhibits transmitted herewith are true.

APPLICANT

Sworn to and subscribed before me this _____ day of _____, 20____.

My commission expires _____.

NOTARY PUBLIC

ARTICLE XXVII

(PRB) PLANNED RURAL BUSINESS DISTRICT

Section 17.01 Purpose

The Planned Rural Business District is established to provide for a limited business activity in locations where intensive commercial or industrial activity as permitted in the RB District would be inappropriate. Generally, the district will allow a higher level of activity than would typically be permitted as a home occupation. The district permits the property owner to design a business environment which may meet his/her general objectives, while providing a suitable level of protection for present and future owners of adjacent property.

Section 17.02 Permitted Uses

Land and buildings within the Planned Business District shall be used only for the specific use or uses identified by the applicant in the Development Plan required for zoning amendment. The applicant shall show that the proposed use or uses are appropriate to and compatible with the neighborhood where the proposed activity is to occur. All permitted uses shall be approved by the Board of Township Trustees as part of the Development Plan that is required for zoning the site into the Planned Rural Business District. Specified permitted uses shall run with the land as long as the PRB zoning, as approved, remains in effect.

Section 17.03 Procedures

The procedures to be followed in placing land in the Planned Business District shall comply with those specified in Article VI of this Resolution, with the following additions:

17.03.01

Application

The owner or owners of a tract of land of any size may request that the Official Zoning Map be amended to include such lands as a Planned Business District. The applicants are encouraged to meet with the Rural Township Zoning Commission prior to submittal of the application to familiarize themselves with the requirements for this district.

17.03.02

Development Plan

In addition to the material required for amendment as specified in Section 6.03 of this Resolution, the applicant shall also submit not less than five (5) copies of a Development Plan, which shall contain, in text and map form, the following information:

- A. A survey map of the boundaries of the area requested for zoning map amendment.
- B. A site plan showing the specific location of all existing and proposed buildings, setbacks and yards, topographic contours and surface drainage, existing and proposed vegetation and landscaping, and other prominent physical features.
- C. Specific uses to be permitted within the proposed development, specified according to area or specific building location. An explanation of how these uses shall be designed, or activities carried out, so as to create desired compatibility with adjacent land uses.
- D. Existing roads and drives, anticipated traffic impacts and methods to be employed to address adverse impacts.
- E. A list of the specific restrictions proposed by the applicant for zoning map amendment which are designed to fulfill the concept proposed and ensure compatibility of the project with the surrounding area. Such restrictions shall become part of the conditions on which any approval is given.

17.03.03 Criteria for Approval

In acting on the proposed application pursuant to Sections 6.06 and 6.08 of this Resolution, the Zoning Commission and the Board of Township Trustees shall consider the following factors:

- A. the proposed development is consistent with the intent and purpose of this Resolution and this specific Article
- B. suitable measures and restrictions are proposed so as to promote compatibility with adjacent and nearby properties
- C. the proposed development advances the general welfare of the Township and the immediate vicinity

17.03.04 Effect of Approval

The Development Plan as approved by the Board of Trustees shall constitute an amendment to the Resolution as it applies to the specific land in question. Such approval shall be contingent on the development being completed, as shown on the Development Plan, within two (2) years from date of approval.

Section 17.04 Performance Standards

No land or structure in the PRB District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district. Such impacts shall include those related to noise, vibration, odor, dust, glare, or storm runoff. Statements in writing that such uses comply or will comply with such uses shall be required from the applicant.

A. Noise

The sound pressure level of any operation on a lot within the PRB District shall not exceed the average intensity of traffic noise in the nearest residential districts, and no sound shall be objectionable due to intermittence, beat frequency or shrillness.

B. Vibration

No vibrations which are perceptible without the aid of instruments shall be permitted, as measured on the boundary of the property in the PRB District.

C. Odor

No emission of odorous matter in any quantities so as to produce a public nuisance shall be permitted, as measured on the boundary of the property in the PRB District.

D. Dust and Smoke

The emission of smoke, soot, fly ash, fumes, dust or other types of pollutants borne by the wind shall be controlled so that the rate of emission and quantity deposited do not create a public nuisance, as measured on the boundary of the property in the PRB District.

E. Glare

Exterior lighting shall be used in a manner that produces no glare on public highways or adjacent land.

F. Storm Runoff

Structures and physical changes to the site shall be designed and constructed so as to not cause a significant increase in storm water runoff onto adjacent properties.