

VALLEY TOWNSHIP BOARD OF SUPERVISORS
1145 West Lincoln Highway
Coatesville. PA 19320

(610) 384-5751 384-2746 (Fax)

APPLICATION FOR CONDITIONAL USE HEARING
BEFORE THE BOARD OF SUPERVISORS

APPLICANT _____

ADDRESS _____

PHONE (S) (H) _____ (W) _____ (FAX) _____ (CELL) _____

PROPERTY OWNER _____ PHONE _____

DATE OF APPLICATION _____ (and original building permit application if submitted) _____

LOCATION OF SUBJECT PROPERTY _____

LOCATED IN _____ ZONING DISTRICT UPI (TAX PARCEL NO.) _____

PROPOSED USE OF PROPERTY (describe in detail) _____

UNDER WHAT SECTION OF THE VALLEY TOWNSHIP ZONING ORDINANCE ARE YOU REQUESTING THIS
CONDITIONAL USE? _____

Please complete this form and return, **along with other supporting documents as required by Z. O. Sections 705-1 & 2**, to the
Township Secretary. **Do not forget to include the appropriate escrow amount or your application will not be processed.**

Please make checks payable to "VALLEY TOWNSHIP".

(FOR OFFICE USE)

ESCROW RECEIVED: DATE _____ AMOUNT _____ BY _____

PLAN RECEIVED: DATE _____ BY _____

DATE FOR APPEARANCE BEFORE PLANNING COMMISSION _____

DATE FOR APPEARANCE BEFORE BOARD OF SUPERVISORS _____

ADVERTISEMENT DATES _____

PROPERTY POSTED: DATE _____ BY _____

HEARING RESULTS _____

*Township of Valley, PA
Monday, October 25, 2021*

Chapter 27. Zoning

Part 7. ADMINISTRATION

§ 27-705. Conditional Uses.

[Ord. No. 2015-01, 6/22/2015]

1. Filing of Conditional Use. Any conditional use must be obtained from the Board of Supervisors. In addition to the information required on the building permit application, the conditional use application must show:
 - A. Ground floor plans and elevations of proposed structures.
 - B. Names and addresses of adjoining property owners including properties directly across a public right-of-way.
 - C. A scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this chapter.
 - D. A written description of the proposed use in sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this chapter.
2. General Criteria. Each applicant must demonstrate compliance with the following:
 - A. The proposed use shall be consistent with the purpose and intent of this chapter.
 - B. The proposed use shall not detract from the use and enjoyment of adjoining or nearby properties.
 - C. The proposed use will not effect a change in the character of the subject property's neighborhood.
 - D. Adequate public facilities are available to serve the proposed use (e.g., schools, fire, police and ambulance protection, sewer, water and other utilities, vehicular access, etc.).
 - E. For development within the Floodplain Zone, that the application complies with those requirements listed in Chapter 8, Floodplains.
 - F. The proposed use shall comply with those criteria specifically listed in Part 4 of this chapter. In addition, the proposed use must comply with all other applicable regulations of this chapter.
 - G. The proposed use will not substantially impair the integrity of the Township's Comprehensive Plan.
3. Conditions. The Board of Supervisors, in approving conditional use applications, may attach conditions considered necessary to protect the public welfare and the purposes listed above, including conditions which are more restrictive than those established for other uses in the same zone. These conditions shall be enforceable by the Zoning Officer and failure to comply with such conditions shall constitute a violation of this chapter and be subject to the penalties described in this Part.

4. **Site Plan Approval.** Any site plan presented in support of the conditional use pursuant to § **27-705** shall become an official part of the record for said conditional use. Approval of any conditional use will also bind the use in accordance with the submitted site plan; therefore, should a change in the site plan be required as part of the approval of the use, the applicant shall revise the site plan prior to the issuance of a building permit. Any subsequent change to the use on the subject property not reflected on the originally approved site plan shall require another conditional use approval.
5. **Hearing Procedures.**
 - A. Before voting on the approval of a conditional use, the Township Supervisors shall hold a public hearing thereon, pursuant to public notice. The Township Supervisors shall submit each such application to the Planning Commission at least 30 days prior to the hearing on such application to provide the Planning Commission an opportunity to submit recommendations. If, after any public hearing held upon an application, the proposed application is revised, the Township Supervisors shall hold another public hearing, pursuant to public notice, before proceeding to vote on the application.
 - B. All public hearings shall be conducted in accordance with the requirements outlined in § **27-604** of this chapter except that any reference to the "Zoning Hearing Board" shall be replaced with the "Township Supervisors," and any reference to "special exception" shall be replaced with "conditional use."

Select Language ▼