

**ARTICLE IX  
COMMERCIAL AND INDUSTRIAL SUBDIVISIONS AND LAND DEVELOPMENTS**

**901 Commercial and Industrial Subdivisions and Land Developments**

All commercial and industrial subdivisions and land developments shall comply with the applicable requirements of this Ordinance unless otherwise specified in this Article.

**902 Sketch Plan; General Design and Site Standards**

Applicants are **VERY STRONGLY ENCOURAGED** to submit a Sketch Plan in accord with §302. Commercial and industrial subdivisions and development areas shall be designed in accord with the four-step design process in §602 with respect to conservation areas and development sites and in consideration of site conditions to ensure:

- A. Desirable land utilization and aesthetics.
- B. Convenient traffic circulation and parking.
- C. Adequate service, delivery and pickup.
- D. Design coordination with adjacent parcels of land.
- E. That the site, when developed, shall be served by approved water supply and an approved sanitary sewer systems.
- F. Adequate storm drainage facilities shall be provided. Where applicable, detention basins or other storm water control methods may be required by the Township.

**903 Plans**

Proposed plans shall be submitted by the developer showing all information necessary to demonstrate compliance with this Ordinance including, but not limited to:

- A. All information required by this Ordinance for major subdivisions and land developments.
- B. Location of all project improvements including:
  - 1. Buildings
  - 2. Streets, access ways and parking areas
  - 3. Landscaping and planting strips
  - 4. Storm water management facilities
  - 5. Water supply and distribution systems
  - 6. Sewage collection and treatment systems
  - 7. Street lighting and parking area lighting
- C. Building setbacks from property lines and other improvements shall be specifically shown.
- D. Building, structure, and sign construction specifications, including floor plans and elevations, and showing any

common use or ownership areas.

E. Construction specifications for all other project improvements.

F. Designated open space areas.

G. Outdoor trash dumpster locations and proposed screening.

**904 Blocks and Lots**

Block layout shall be in accord with §606.2. Lot sizes, lot dimensions, and building setbacks shall be governed by the Township's Zoning Ordinance.

**905 Streets/Roads**

Streets and roads in commercial and industrial developments shall comply with the requirements of §607 and shall be constructed to collector street standards as required in Table VI-1 and Table VI-2.