

Resident Guide to Land Development

To develop properties within Limerick Township, applicants go through a process that can include a number of steps. Here's a quick primer on that process, with particular focus to available opportunity for public discussion and comment.

<p>Zoning Posting Example</p>  <p>Zoning Ordinance</p> 	<p>I. Zoning</p> <p>The Zoning Ordinance, first adopted in Limerick in 1961, regulates the <i>use of land, including size, height, bulk location, erection, construction, repair, maintenance, alteration, razing, removal, and use of structures</i>. All projects are reviewed for compliance with Zoning prior to moving forward with land development or construction. If the project meets Zoning, it is approved administratively and the applicant can proceed to subdivision approvals. If it does not, the public hearing process can be initiated by the applicant.</p> <p>Types of Zoning-related Public Hearings:</p> <ul style="list-style-type: none"> Conditional Use is a use by right with conditions. Application is made to the Board of Supervisors. Special Exception is a use by right with conditions. Application is made to the Zoning Hearing Board. Variance is a request for relief from the zoning ordinance. Application is made to the Zoning Hearing Board. Appeal of Zoning Officer's decision. Appeal is made to the Zoning Hearing Board. <p>How do I know? The public is required to be notified of these public hearings.</p> <ul style="list-style-type: none"> Owners of property located within 400 feet of the affected property will get written legal notice by U.S. Mail. The legal notice will be posted on the property at least one week prior to the date of the hearing (see photo on left). The legal notice will be published once a week for two successive weeks in The Mercury. First publication will not be more than thirty days and the second not less than seven days prior to the date of the hearing. <p>Time: 3 months +/-</p>
<p>Subdivision Posting Example</p>  <p>Subdivision and Land Development Ordinance</p> 	<p>II. Subdivision</p> <p>The Subdivision and Land Development Ordinance, first adopted in Limerick on September 8, 1953 by Ordinance #4, regulates the associated improvements onto the land to mitigate impact to the public and adjacent property owners for the uses that the Zoning allows. This includes <i>site layout and vehicle circulation, roadway access, grading, stormwater, water & sewer service, buffering, landscaping, lighting, and erosion & sediment control</i>. A land development application is not acted on by the Board of Supervisors until all zoning matters are resolved.</p> <p>Public Meetings: A project typically has four opportunities for public comment. Preliminary Land Development plans which have all zoning matters resolved will be reviewed first by the Planning Commission and then by the Board of Supervisors. A resolution for Preliminary Plan approval is then prepared and acted on by the Board of Supervisors. Final Plan is then submitted for review first by the Planning Commission and then by the Board of Supervisors. A resolution for Final Plan approval is then prepared and acted on by the Board of Supervisors.</p> <p>How do I know? Check our website regularly.</p> <ul style="list-style-type: none"> A project summary and plot plan are posted on the Township's Land Development page when a new project submission is received by the Township. The property is posted at least 48 hours prior to the first Planning Commission meeting (see photo on left). Planning Commission and Board of Supervisor meeting agendas are posted on the Township's website the Friday before the scheduled meeting. <p>Time: 9-12 months +</p>
	<p>III. Construction</p> <p>Construction can begin when approvals and permits are received.</p>