ARTICLE IV
PLANNED DEVELOPMENT PROCEDURES AND REGULATIONS

SECTION 400 - PROCEDURES AND REGULATIONS FOR PLANNED DEVELOPMENT DISTRICTS ADOPTED

400.01 **- PROCEDURES FOR THE ESTABLISHMENT OF A PLANNED DEVELOPMENT ZONING DISTRICT -** Planned Development Zoning Districts may be established by application in accordance with the provisions of ARTICLE VII and the specific requirements of the PLANNED DEVELOPMENT ZONING DISTRICT petitioned.

400.02 **- REGULATIONS OF THE USE AND DEVELOPMENT OF LAND AND STRUCTURES -** Regulations pertaining to the use and development of land and/or structures within each PLANNED DEVELOPMENT DISTRICT are hereby established and adopted.

400.03 **- RULES OF APPLICATION -** The PLANNED DEVELOPMENT REGULATIONS set forth in this ARTICLE IV shall be interpreted and enforced according to the following rules.

400.31 - Identification of Uses - Listed uses are defined by their customary name or identification and further clarified by use of SIC codes, except where they are specifically defined or limited in this Zoning Resolution.

400.32 - Permitted Uses - Only uses designated as a **Permitted Use** are allowed as a matter of right in a PLANNED DEVELOPMENT ZONING DISTRICT and any use not so designated is prohibited. Additional uses found to be in character with the proposed development may be approved as a part of the Development Plan.

400.33 - Procedures - The procedures and conditions set forth for the determination of PLANNED DEVELOPMENT DISTRICTS and developments therein apply unless a written statement is submitted by the applicant clearly documenting why such procedures and/or conditions should not apply in the specific case. Such statement shall accompany the application and is subject to approval by the Blendon Township Board of Trustees.

400.34 - Development Standards - The Development Standards set forth are the minimum allowed for development in a PLANNED DEVELOPMENT ZONINGDISTRICT.