

2. There shall be a minimum habitable floor area of 600 square feet for each separate dwelling unit within any single-family structure, which has been converted to house two families.
3. The provisions of this section shall apply only to the conversion of single-family dwellings and shall not be construed to permit the construction of two family dwellings.

## **B. Resorts**

1. The proposed use shall constitute an expansion of a resort that existed on the date of the adoption of the Clark Township Zoning Ordinance.
2. The existing resort proposed to be expanded shall be, itself, properly zoned for its use as a resort.
3. The proposed expansion will only utilize a parcel or parcels of land either contiguous to the existing resort or lying directly across a public street or road from an existing resort.
4. The applicant for such special land use permit shall submit satisfactory evidence of ownership or other proprietary interest in the property proposed to be used for such expansion.
5. The applicant for such special land use permit shall submit a site plan drawn to scale which shall include at least the following:
  - A. The boundaries of the property proposed to be used for such expansion.
  - B. The boundaries of the property being utilized for the existing resort.
  - C. The size and location of all structures or other land improvements that are both existing and that are proposed for development.
  - D. The size and location of all signs either existing or proposed to be erected.
  - E. The location and type of all existing and proposed exterior lighting.
  - F. A detailed description of all existing and proposed sanitary sewage disposal systems and water supply systems that will service both the existing and proposed resort area.
6. Upon receipt of an application for a special land use permit hereunder, the Planning Commission shall conduct a public hearing on said application and shall reasonably notify such persons as the commission deems appropriate in writing as to the date, time and place that said public hearing shall be held. In deciding whether a special land use permit hereunder shall be granted, the Planning Commission shall consider the following factors:
  - A. Is there a need for increased resort facilities as proposed by the applicant?
  - B. Will the proposed resort expansion adversely affect the residential character of the surrounding neighborhood?
  - C. Will the proposed development be detrimental to the health, safety and general welfare of the Township as a whole and to the surrounding neighborhood in particular?

## **C. Public Utility Buildings and Structures**

Public utility activities of an industrial nature such as repair and maintenance yards, storage facilities, or activities which generate electronic interference are prohibited.

## **D. See Article 9 – Landscaping.**