

- D. Each use contemplated in the planned unit development is listed as a permitted use or a special use in the Zoning District in which the planned unit development is located.
- E. The applicant must demonstrate that the planned unit development will result in a recognizable and substantial benefit to the ultimate users and occupants of the project and to the community, where such benefit would not otherwise be feasible or likely. Such benefits may include, but are not limited to, the protection of important natural features, wildlife areas, the provision of appropriately located and desirable open space, the provision of a mix of housing units and types and/or land uses, and/or innovation in design and project configuration not otherwise permitted by this ordinance.

12.4.3 Standards

- A. The application proposed is a planned unit development as defined by this Ordinance.
- B. The development is consistent with the Clark Township Master Plan.
- C. The development will be compatible with adjacent land uses and the natural environment.
- D. The conservation of natural features and fragile lands, and the preservation of important community resources, shall be required.
- E. The development is warranted by the design of open space and/or additional amenities made possible by the proposal, or it can be demonstrated that the needs of the community will be better served by a private plan which combines multiple structures or uses on one or more contiguous parcels.
- F. Existing important natural, historical and architectural features within the development site shall be preserved and incorporated into the development project.
- G. The density proposed represents the maximum number of housing units or principal structures which would otherwise be permitted by the underlying Zoning District, based on the buildable area calculation set out in Section 12.1 above.
- H. The provisions of this Section may be implemented by reducing the minimum lot area and lot width standards of Section 10.7 by not more than fifty percent (50%), provided that the minimum lot area requirement shall not exceed one (1) acre unless otherwise required by the County Health Department.