## PART B. DEVELOPING A SITE PLAN REVIEW SYSTEM

## **■ PURPOSE**

Part B of the handbook is designed to help you work through the site plan issues in your community, make decisions about the process you wish to use, and craft a site plan review procedure. Part B contains a basic site plan review ordinance, as well as alternative ordinance provisions for each part of the ordinance. Part B can also be used by a community with an existing site plan review process to review and evaluate your current provisions and approaches to see if improvements should be made.

## **■ HOW TO USE PART B**

Section 8 addresses the key questions that need to be resolved about the basic format of a site plan review process. The answers to these questions provide the basic framework of your site plan review provisions.

Sections 9 sets out the components of a basic site plan review system in which the local Planning Board reviews all projects using a single set of standards and procedures. This section is presented in a two-column format. The left column provides a discussion of the issues, while the right column provides model ordinance language dealing with that issue. Note that alternative ordinance provisions are included for many of the sections. Crafting a complete site plan review ordinance will require you to select the appropriate option for each part of the ordinance based upon the needs of your community. A checkoff box is provided for each provision to allow you to indicate the provisions you want to include in your ordinance. Sections that should be included in all ordinances have already been checked.

Section 10 provides alternatives for structuring the site plan review system. This section includes alternative ordinance provisions for delegating site plan review to a Site Plan Review Board or to staff. It also includes alternative ordinance provisions for creating a bilevel review system. This section also uses the two-column format with discussion on the left and model ordinance language on the right.

Section 11 provides additional standards that some communities may want to include in their site plan review system. Most of these involve "good neighbor" and design issues. These are intended to be examples of the types of standards that are appropriate to include in site plan review. Standards of this type need to be carefully crafted to reflect the local character of the community and the type of development that is appropriate in a specific situation. Again, the information is organized in a two-column format.