

Attachment 1

3.5 MASTER DEVELOPMENT PLAN

3.5.2. D Applicability

A Master Development Plan (MDP) shall be submitted to the Administrator for Planning Board approval prior to any subdivision or development of property in any of the following zoning district:

3.5.2.D. Waivers to MDP – Commercial & Industrial Districts: The Administrator may waive the requirement of a MDP in the Commercial and Industrial District: ~~if the proposed development contains all of the following criteria:~~

- 1) **If the proposed development contains all of the following criteria:**
 - a) If the proposed subdivision or development is less than 5 acres in size;
 - b) Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
 - c) Is not an integral portion of a property proposed or planned for future development or subdivision;
 - d) That such development is limited to one individual parcel and one single use in accordance with Section 5.2.
- 2) **If the proposed development is located within an approved Industrial Park and meets the Design Standards as outlined in Section 5.3.11**