

5-1 GENERAL PROVISIONS.

5-1.1 Statement of Intent.

The D-Retail Commercial District, is intended to provide controlled and harmonious settings for office, multi-family and business/commercial developments, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the tax base, to encourage high quality of design in multi-family, office and business/commercial developments, and to help implement land use plans, thoroughfare plans and corridor studies adopted by the Township.

5-1.2 Impact Controls and General Restrictions.

- a. Mechanical Equipment to be Screened. All ground level and roof top mechanical equipment visible from public streets and residential districts or any districts with permitted residential uses shall be screened.
- b. Refuse Control. Temporary storage of refuse materials shall be limited to that produced on the premises. Refuse containers must be covered and shall be stored within completely enclosed buildings or placed in corrals providing complete screening from public streets and residential districts or any districts with permitted uses in accordance with Chapter 10.
- c. Sensory and Nuisance Impacts. Processes, equipment, and goods for sale shall be limited to those that are not objectionable to the enjoyment and use of adjoining and adjacent zoning lots which are within 600 feet, because of odor, dust, smoke, gases, vapors, noise, light, vibration, refuse matter or water-carried waste.

Noise levels must be controlled to prevent sound levels beyond the property line, at locations zoned or used for residential purposes, so as not to exceed 62 decibels (dBA) between the hours of 7:00 AM to 10:00 PM and 52 decibels (dBA) between the hours of 10:00 PM and 7:00 AM.

Any use or dissemination of sensory or fire, explosive, or radioactive material in a manner or quantity that endangers the public health, safety, comfort or welfare is hereby declared a public nuisance and shall be unlawful.

No outdoor speakers or paging systems may be located within 100' of any residential property line,

- d. Lighting. On site lighting shall be located, directed or designed in such a manner as to contain and direct light and glare only to the property on which it is located in accordance with Chapter 12.
- e. Permanent Outdoor Storage or Display.
 1. The outdoor storage or display of merchandise materials or inventory shall not encroach into areas used for pedestrian circulation or required parking.
 2. The outdoor storage or display of materials, merchandise, or inventory shall not be located in any required pervious surface area including buffers or streetscape areas within the lot.
 3. The outdoor storage or display of materials, merchandise, or inventory shall not include the use of banners, pennants, point of sale displays or strings of pennants.
 4. Outdoor storage areas shall be required to be fully screened with opaque fencing not to exceed eight (8) feet in height.
 5. No commercial construction equipment (such as; skid-steer loaders, rollers, compactors, bulldozers, excavators, dump-trucks, crains, portable generators, project lighting or similar equipment or vehicles may be stored outside in any commercial district.

5-1.3 Accessory Uses and Structures.

Accessory uses and structures shall be permitted in the D District subject to the provisions of Chapter 10.

5-1.4 Conditional Uses.

Conditional uses in the Commercial Districts are listed in Chapter 3. Further information on the criteria, standards, and procedures for conditional uses is contained in Chapter 17.

5-1.5 Planned Unit Developments.

The uses specified as Planned Unit Developments, PUD-1's in the Table of Permissible Uses found in Section 3-2 require approval by the Northeast Green Township Zoning Commission pursuant to the standards and procedures for Planned Unit Developments set forth in Chapter 18 and all other applicable requirements of this Resolution. Proposed office and retail uses whose intensity exceeds the maximums indicated in Table 3-10 for PUD-1's require PUD-2 approval by the Board of Township Trustees pursuant to Chapter 18.

5-1.6 Signs.

On premises signs are permitted in the "D" District subject to the provisions of Chapter 13.

5-1.7 Lot Area, Bulk and Yard Standards.

All uses and structures permitted in the D District shall comply with the lot area, bulk and yard requirements set forth in Table 5-3 found at the end of this Chapter. Additional bulk and yard requirements and exceptions are contained in Section 3-5.

5-1.8 Parking Standards.

All uses and structures permitted in the D District shall comply with the parking requirements set forth in Chapter 12.

5-1.9 Buffer Yards and Resource Protection.

All uses and structures permitted in the D District shall comply with the provisions of Chapters 14 and 15.

5-1.10 Redevelopment Standards.

Redevelopment approved in accordance with the applicable sections of Chapter 1 of this Zoning Resolution shall be exempt from provision of this Chapter that is inconsistent with Standards for Redevelopment as defined in Chapter 9.

5-2.1 Permitted Uses.

The uses defined as low intensity commercial uses in the Table of Permissible Uses found in Table 3-10 are permitted as of right in the "D" District with a Permitted Use Zoning Certificate provided they comply with all requirements of this Chapter and all other applicable requirements of this Resolution.

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TABLE 5-3
LOT AREA, BULK AND YARD REQUIREMENTS IN COMMERCIAL DISTRICTS FOR LOW
INTENSITY USES PERMITTED AS OF RIGHT

REQUIREMENT ²	D RETAIL BUSINESS Multi-Family DISTRICT
A. MAXIMUM HEIGHT	
1. Principal Building	
A. Height (ft.)	35
B. LOT REQUIREMENTS	
1. Minimum Lot Area (sq. ft.)	10,000
2. Minimum Lot Width (ft.)	75
C. MINIMUM YARD REQUIREMENTS ¹	
1. Front Yard (ft.)	30
2. Side Yards (ft. each)	5
3. Rear Yard (ft.)	20
D. MAXIMUM IMPERVIOUS SURFACE RATIO²	.60

NOTES:

- ¹ Also see buffer yard requirements in Chapter 14.
- ² These standards may be exceeded up to the maximums specified in Chapter 3 if approved as a PUD-1 with appropriate modifications in the above standards pursuant to Chapter 18. Proposed commercial uses that exceed PUD-1 standards in Section 3-2 shall require PUD-2 approval by the Board of Township Trustees with appropriate modifications on the above standards pursuant to Chapter 18.

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