

CHAPTER _____

IRONWOOD CORRIDOR OVERLAY DISTRICT

SECTION _____. DESCRIPTION AND PURPOSE. The intent of the Ironwood Corridor Overlay District is to encourage the controlled growth of commercial and industrial development along Ironwood Drive to serve the local and regional needs of the community and the region. These regulations are intended to promote development of a pedestrian-accessible mixed-use district consisting of a variety of retail, office, service, and industrial uses. Because of the variety of uses permitted in the Ironwood Corridor Overlay District, special attention must be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. Permitted uses should be compatible with surrounding uses to ensure there are no external impacts that are detrimental in any way to other uses in the district or properties in adjoining districts. The overlay district is based upon careful evaluation and study as part of a master planning effort by the Planning Commission.

Specifically, the Ironwood Corridor Overlay District is intended to accomplish the following objectives.

- (a) Promote development consistent with the goals and recommendations detailed in the Ironwood Drive Corridor chapter of the Master Plan.
- (b) Accommodate a variety of uses permitted by the underlying zoning districts and ensure such uses are designed to achieve an attractive built and natural environment.
- (c) Facilitate high-quality development and redevelopment of commercial and industrial uses through quality architecture, efficient site design, and landscaping.
- (d) Achieve well-managed, safe, and efficient flow of motorized and non-motorized traffic, including accessibility and connectivity.
- (e) Foster a more pedestrian-friendly environment that contributes to the Township's sustainability as a vital, attractive, economic, and healthy place to live.
- (f) Maximize the capacity of Ironwood Drive by limiting and controlling the number and location of driveways and requiring alternate means of access through shared driveways, service drives, and access from side streets.
- (g) Preserve important existing natural features which provide a rural atmosphere along the corridor.

SECTION _____. APPLICABILITY. As an overlay district, the Ironwood Corridor Overlay District does not replace the range of uses allowed in the underlying districts but provides additional development standards which must be met for any commercial or industrial use on a lot. The regulations of the Ironwood Corridor Overlay District exclude both single-family and two-family residential uses on a single lot, and they exclude agricultural uses. Property in the Ironwood Corridor Overlay District may otherwise continue to be used as permitted by the underlying zoning district and all other legal nonconformities are permitted to continue; however, any new activity that requires site plan approval in accordance with the requirements of this Ordinance shall also comply with the requirements of the Ironwood Corridor Overlay District contained in this Chapter. In the event there are conflicts between the requirements of the underlying zoning district

and the Ironwood Corridor Overlay District, the requirements of the Ironwood Corridor Overlay District shall control.

SECTION _____. REZONING AND USE OF LOTS. Commercial and industrial uses within the Ironwood Corridor Overlay District shall be subject to the following regulations.

- (a) Any lots in the overlay district may be rezoned to allow commercial uses.
- (b) Unless otherwise provided by an existing zoning district prior to the establishment of this overlay district, lots rezoned to allow industrial uses must be located no less than three hundred (300) feet from Ironwood Drive. Where a commercial use or a commercial zoning district is located between Ironwood Drive and a lot, that lot may be used for an industrial use even if located less than three hundred (300) feet from Ironwood Drive.
- (c) Buildings containing uses permitted by special approval in the C-1 or C-2 District, or permitted in the I-1 District, shall not be located within one hundred (100) feet of any AG, RP, R-1, R-2, R-3, or R-4 District or any residential use.

SECTION _____. DEVELOPMENT REQUIREMENTS. Commercial and industrial uses within the Ironwood Corridor Overlay District shall be regulated by the underlying zoning district, and by the following overlay district regulations.

- (a) Utilities. Where public water or public sewer or both are absent, a special assessment contract for future connection shall be executed for either or both absent public utilities, as applicable, prior to any construction. All new utility services shall be located underground.
- (b) Overall Site Design and Landscaping.
 - 1. Except for necessary access drives to the lot, existing trees along the right-of-way that are in good health and over six inches in caliper shall be preserved.
 - 2. Front yard landscaping required by Section 3.17(b) shall be doubled.
 - 3. Landscaping shall be provided along building walls to reduce the visual impact of building mass viewed from the street.
 - 4. For any lot containing a use permitted by special approval in the C-1 or C-2 District, or permitted in the I-1 District, an obscuring greenbelt shall be installed along the side and rear lot lines pursuant to Section 3.17(e).
- (c) Access Management.
 - 1. Each lot shall provide a frontage road or rear service drive for contiguous parcels along Ironwood Drive or another street, as determined by the Planning Commission. The Planning Commission shall also have the authority to limit the number of driveways for a site, and to require that parking lots on contiguous parcels be connected, that driveways for contiguous parcels be shared, that opposite driveways be directly aligned, and that specific turning movement be restricted or prohibited.
 - 2. Property owners shall provide cross access easements, and where determined necessary by the Planning Commission, easements for shared driveways. Easement documents satisfactory to the Township describing maintenance responsibilities of all property owners affected by any such easement required pursuant to this subsection shall be recorded with the Register of Deeds.

(d) Pedestrian Pathways.

1. All commercial establishments shall include a pedestrian walkway adjoining the establishment's front wall and running the length of the front wall. That pedestrian walkway shall be interconnected to any other pedestrian walkways along the public or private roads and driveways servicing customers in the vicinity of such a commercial establishment.
2. All pedestrian walkways described in subsection (1) above shall be continuous and constructed with materials distinct from the parking lot or driveway (e.g. colored and/or stamped concrete, brick pavers, etc.). All such walkways shall be a minimum of five (5) feet wide.

(e) Signage. One ground mounted sign and one wall sign are permitted for each commercial or industrial use. Pole mounted signage is prohibited in the overlay district.

SECTION _____. PARCELS WITHIN THE DISTRICT. The following parcels are included within the Ironwood Corridor Overlay District.