

ARTICLE X

PLANNED SHOPPING CENTER DISTRICTS

NEIGHBORHOOD SHOPPING CENTER - NSC COMMUNITY SHOPPING CENTER - CSC REGIONAL SHOPPING CENTER - RSC

1001 INTENT AND PURPOSE

It is the intent of these districts to provide for and encourage the development of grouped retail sales and service establishments or logical and sound locations within the Township. Typically such planned centers are located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. The group of store units, which make up such a center, may range in size and type from the relatively small neighborhood shopping center, catering to the daily needs of immediate residential neighborhoods, to the large type of shopping center furnishing a wide range of consumer goods and services.

The unique and changing characteristics of this type of business activity calls for standards and procedures, which cannot be adequately covered by any one of the customary business district classifications. In recognition of these unique characteristics, the requirements of this district have been designed to provide for the flexible application of protective standards so that an efficient, attractive and pleasing shopping environment can be created for both the businessman and the customer. The standards and procedures set forth within the regulations for this district are also intended to promote safe and convenient access to shopping and business facilities by the automobile conveyed customer and to avoid and minimize undue traffic congestion or other adverse effects upon property within adjacent zoning districts.

1002 USES

A. Permitted Uses – Commercial groupings including seven (7) or more of the uses listed in this section.

- Accounting Services
- Banks
- Camera and Photography Stores and Studios
- Churches
- Clothing and Apparel Stores
- Credit Unions
- Discount Stores
- Electrical Supply Stores

Electronic Stores
Financial Services
Furniture Stores
Hobby Shops
Home Improvement Stores
Jewelry Stores
Music Stores
Office Supply Stores
Optical Goods
Plant Nurseries
Tax Services
Any of the permitted uses in the NB-1 district
Accessory buildings incidental to the principle use, which does not include any activity conducted as a business

B. CONDITIONALLY PERMITTED USES

Day Care Center (see section 405)
Service Stations, Fuel Marts and Convenience Plazas (see section 417)
Preparation and processing of food and drink products to be retailed on the premises

1003 LOT REQUIREMENTS

- A. Neighborhood Center – four (4) acres
- B. Community Center – ten (10) acres
- C. Regional Center – thirty (30) acres

1004 YARD REQUIRMENTS

- A. Minimum front yard – forty (40) feet
- B. All other yard requirements as follows:
No structure, with the exception of permitted signs, fences, walls, water towers and light standards, shall be located closer to any property line of the center than a distance equal to twice its height.

1005 DEVELOPMENT REQUIREMENTS

- A. Location, Size, and Character of Development – the following regulations, conditions and procedures shall apply to the development of shopping centers.
 - 1. The need for proposed development has been demonstrated by means of market studies and such other evidence as the Zoning Commission may require.

2. The proposed shopping center is located so that direct and adequate traffic access is supplied from principle thoroughfares and where congestion will not likely be created by the proposed center, or where congestion will be alleviated by presently projected improvements of access thoroughfares.
3. The developer shall be required to pay the cost of the construction and installation of improvements on streets abutting the shopping center, including any acceleration and deceleration lanes or traffic channelization devices deemed necessary to control traffic generated by the shopping center. Also, the developer shall pay the cost of supplying sanitary sewers if they are available.
4. The proposed plan for development of the shopping center consistent of one or more groups of establishments in building or integrated and harmonious design, together with adequate and properly arranged traffic and parking facilities and landscaping, and will fit harmoniously into and will minimize adverse effects upon the adjoining or surrounding development.

B. Design Regulations – The following regulations shall apply to an integrated shopping center:

1. Building height: No building shall exceed three (3) stories or thirty-five feet in height.
2. Yards and screening: No building shall be less than forty (40) feet from side or rear property lines and no building shall be less than sixty (60) feet from road right-of-way, boundary or tract on which the shopping center is located. The center shall be permanently screened from all adjoining properties located in any "R" district by a masonry wall or compact evergreen hedge at least six (6) feet in height. Such wall or hedge shall be placed at least five (5) feet from the property lines.
3. Tract coverage: The ground area occupied by the buildings shall not exceed in the aggregate thirty-five (35) percent of the total area of the lot or tract.
4. Access drives and illumination of parking areas: Access drives shall be a minimum interval of three hundred (300) feet, and illumination of parking areas shall be shielded and directed away from adjoining premises in any "R" Districts.
5. Signs: Each center shall be permitted two (2) freestanding signs not over thirty (30) feet in height with the bottom of the sign sufficiently high to provide adequate traffic visibility, having a maximum total area of one hundred (100) square feet and located not closer than ten (10) feet to any road right-of-way and not closer than one hundred (100) feet to the adjoining lot line. A single identification pylon or similar structure of a height not in excess of thirty (30) feet in harmony with the design of the buildings shall be permitted in a shopping center. All signs within the center shall be controlled by written agreement between the owners and the tenants of the center, or otherwise, to avoid excessive advertising and

ensure a harmonious appearance to the center as a whole. In a shopping center, all signs shall only be indirectly illuminated, and all signs shall conform to the distance requirements from property lines for the buildings in the center. The provisions of Article XIV shall also apply where applicable.

6. Lighting: All outdoor lighting shall be shielded and directed in such a manner that no illumination sources are visible outside the shopping center property lines.

7. Transition strips: All Planned Shopping Center Districts, when located in or adjacent to a school, hospital or other public institution shall include as an integral part of the site development a strip of land two hundred (200) feet or more in width on all sides except the side fronting on a major thoroughfare. No part of such land may be used for any shopping center functions, except that up to one hundred (100) feet of the strip width on the interior side may be used as part of the parking area except for the materials or structural fences and walls, used separately or in combination. The plans and specifications for shopping center development shall include the proposed arrangements of such plantings and structures, and such proposals shall be subject to the approval of the Zoning Commission.

8. Parking areas and circulation: All automobile parking areas and interior circulation for motor vehicles shall be designed in accordance with the following requirements and the provisions of Article XV.

a. Notwithstanding the parking space requirements specified in Article XV, there shall be provided four (4) square feet of parking space for every square foot of gross floor area of the aggregate of all building space devoted to retail sales and/or services. For the purpose of this provision, parking areas shall be deemed to include only actual parking spaces and necessary appurtenant drives and vehicular access on the shopping center property.

b. Any individual parking space in the center shall be accessible by clearly demarcated walks from the shopping area. Such walkways shall not intersect with a vehicular way more than once.

c. Automobile, pedestrian and truck traffic shall be separated to the fullest possible extent.

d. Automobile circulation design shall provide for access to parking areas in such a way that there shall be no backing up to traffic into any external street under condition of anticipated maximum center destined traffic.

e. All areas accessible to vehicles or pedestrians shall be illuminated.

9. External Access: Access to the shopping center shall be provided by at least one (1) direct access from a major thoroughfare. Further, the owners or developers of the center shall show, to the complete satisfaction of the Zoning Commission that all access points to an external thoroughfare or street shall be fully capable of absorbing the maximum

hourly traffic anticipated to be generated by the center without undue interference to other traffic on the thoroughfare or street.

10. Surface Improvements: All areas accessible to vehicles shall be paved and maintained so as to provide a permanent, durable and dust free surface and shall be so graded and provided with adequate drainage facilities that all collected surface water is effectively carried away from the site.

1006 SITE PLAN APPROVAL REQUIRED

To assure that the planned shopping center design and location will not be detrimental to any existing or proposed development in adjacent areas, and that the egress and ingress of vehicles of the shopping center will not intensify traffic congestion, a site plan indicating the site layout with regard to the locations and dimensions of the vehicular and pedestrian entrances, exits, driveways, walkways, and vehicular circulation patterns to and from the site, store locations and dimensions, off-street parking spaces, landscaped yards, and the location, type and lighting of signs shall be submitted to and approved by the Zoning Commission. Section 309 shall apply in this District.

1007 MARKET ANALYSIS REQUIRED FOR ZONING CHANGE REQUESTS

A request to develop a shopping center should be evaluated from evidence gathered in a market analysis setting forth economic justifications and needs for the establishment of a center of the type and size proposed by the applicant. This analysis shall be based upon, but not limited to such factors as the trade area of the community and travel time from various parts thereof to the proposed center site, general development trends and anticipated competing commercial facilities, and other data and analysis which relate to the need for and feasible success and stability of the proposed center.

The purpose of this requirement is to protect the Township from the over-development of retail sales and service establishments, which could prove highly injurious to the community welfare.

Amended 6/15/2009

Effective 7/15/2009