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**DEVELOPMENT DISTRICT (DD)**

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## **ARTICLE 7: DEVELOPMENT DISTRICT (DD)**

### **SECTION 7.01: PURPOSE**

The Development District is intended to accommodate future growth in specifically designated areas within the Township where planning studies and future land use maps have indicated, where infrastructure already exists, or where it would be most likely to occur. The location of this district will most naturally occur between the General Business District areas and Residential area within the Township. It is designated to be a flexible, Transitional Growth District where a variety of mixed Land Uses, including Commercial, Office and Residential, could compatibly co-exist. This District is intended to function primarily as a transition zone located between the more intensive existing land uses and land uses exhibiting minimal impact or intensity, such as are inherent in a Residential District. The Land Use Intensities within this transition district will be controlled utilizing the Minimum Performance Standards as required for each proposed development to be located within the District. Excluded from this District are high intensity Land Uses which are best located in the more intense zoning districts within the Township. Future development, on all sites within the Development District, shall meet the requirements and standards set forth in *Article 19 Performance Requirements, Section 19.16, Schedule of District Regulations and Minimum Performance Standards* as outlined in this Zoning Ordinance.

### **SECTION 7.02: PRINCIPAL USES PERMITTED BY RIGHT**

A principal use listed in *Article 15, Principal Uses Permitted in Districts, Section 15.05, Table 15, Use vs. District Nomograph*, in any district denoted by the letter "Y," is a use permitted by right, provided that all other requirements of federal, state, county, and local law and this Ordinance have been met and further provided that a zoning compliance certificate has been issued in accordance with *Article 26, Administration and Enforcement, Section 26.03, Zoning Compliance Certificate*.

### **SECTION 7.03: ACCESSORY USES**

An Accessory Use is a land use whose purpose is incidental and subordinate to the principal use of the land and is permitted by right within the individual districts. See also *Article 16, Detailed Use Regulations, Section 16.03, Accessory Uses, and Section 16.04, Detailed Accessory Use Regulations*.

### **SECTION 7.04: SPECIAL USE PERMITS**

A principal use listed in *Article 15, Principal Uses Permitted in Districts, Section 15.05, Table 15, Use vs. District Nomograph*, may be permitted as a Special Land Use in any district denoted by the letter "5," provided that the requirements of *Article 17, Special Land Uses* have also been met.

### **SECTION 7.05: TEMPORARY AND SPECIFIC TEMPORARY USE PERMITS**

A principal use may be allowed under a temporary or specific temporary use permit as designated by the letter "T" or "SK" in *Article 15, Principal Uses Permitted in Districts, Section 15.05, Table 15, Use vs. District Nomograph*, and must conform to all requirements of this Ordinance as designated in *Article 16, Detailed Use Regulations*.

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### **SECTION 7.06: PRINCIPAL USES NOT PERMITTED**

A principal use specified in *Article 15, Principal Uses Permitted in Districts, Section 15.05, Table 15, Use vs. District Nomograph*, is not permitted if the "District" column remains blank.

### **SECTION 7.07: RELATIONSHIP TO OTHER ARTICLES**

Uses permitted by right, Y, under a special, S, temporary, T, or specific temporary, SK, land use permit shall be subject to all criteria and other regulations as are specified herein and in other articles of this Ordinance.

### **SECTION 7.08: SCHEDULE OF DISTRICT REGULATIONS AND MINIMUM PERFORMANCE STANDARDS**

*Article 19, Performance Requirements, Section 19.16, Schedule of District Regulations and Minimum Performance Standards*, outlines the minimum requirements applicable to the **Development District** and the land uses allowed within this District. The standards are minimum standards and shall be attained prior to approval and issuance of any permits and/or certificates.

### **SECTION 7.09 BUILDING MATERIALS & DESIGN**

Permitted construction material within the district may include, but not limited to, brick, stone, stucco, wood, architectural concrete, architectural metal, glass, steel, and Exterior Insulation and Finishing Systems (EIFS). Unfinished concrete masonry units and corrugated plastic or unpainted corrugated metal (typically associated with pole barn construction) shall be prohibited. If painted corrugated metal is used, its use on the front façade shall be limited to no more than 50% of the front façade and shall be used on the front façade in conjunction with another permitted construction material. This section shall not be a prohibition to trade dress or prototypical building designs that may incorporate unfinished concrete masonry units or corrugated metal as a component of its exterior design.

Buildings that exceed over 150 feet in length shall break up the building plane in balance and scale by use of a mix of different building materials, vertical and horizontal articulation, color, glazing, canopies, foundation plantings, canopies or other similar methods.

### **SECTION 7.10 PEDESTRIAN CONNECTIVITY**

All commercial or business developments open to the public shall provide safe, pedestrian connectivity within the Development District (DD) zoning district in the following manner:

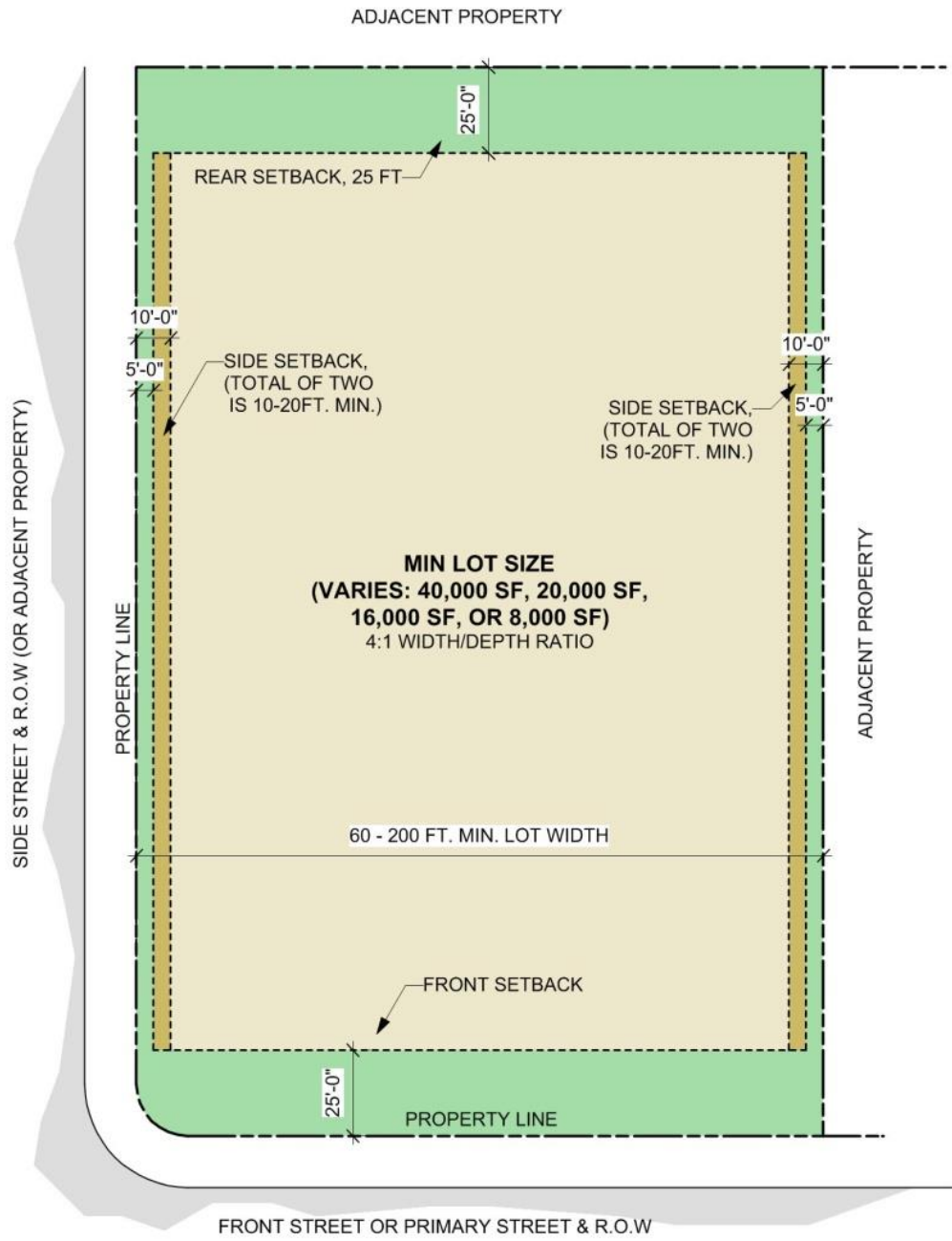
- 1) From any public entrance of a development to the required parking area.
- 2) A pathway to adjoining or disconnected buildings, if they exist within a single parcel and serve a general public use, unless the connection would require a running slope that exceeds five (5) percent, or unless the total length of the pathway would exceed two-hundred (200) feet.
- 3) A separated pathway to existing public walkways, unless the connection would require a running slope that exceeds five (5) percent, or unless the total length of the pathway would exceed two-hundred (200) feet.

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- 4) Pedestrian connections shall be constructed in compliance with the American with Disabilities Act (ADA) guidelines and shall incorporate Universal Design Principles.
- 5) These pathway improvements shall be made by the developer, at the developer's expense.

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DEVELOPMENT DISTRICT **[DD]** TYPICAL LOT LAYOUT DIAGRAM -