

Chapter 253. Land Development

Article XXIII. IC Interchange Commercial

[Added 12-28-1999 by Ord. No. O-12-99]

§ 253-141. Purpose.

The purpose of the IC District is to recognize the area around the interchange of Route 55 and Route 40 as a unique opportunity to create a commercial enclave focused on serving the traveling public passing through the township.

§ 253-142. Permitted uses.

Permitted uses shall be as follows:

A. Principal uses.

- (1) Automobile fueling stations, including fueling stations with convenience retail, except truck stops which are prohibited.
- (2) Diners and restaurants, including drive-through restaurants.
- (3) Bars, pubs and taverns.
- (4) Hotels and motels.
- (5) Government buildings.
- (6) Public utilities and utility substations.
- (7) Mass transit stations and depots.
- (8) Child-care centers.

B. Accessory uses.

- (1) Indoor storage of goods which are sold on site (not warehousing).
- (2) Parking.
- (3) Signs.
- (4) Enclosures for the storage of trash and recyclable materials.
- (5) Fencing.

C. Conditional uses.

- (1) Automotive sales and service facilities.

- (2) Planned business parks.
- (3) Regional and design commercial shopping centers.
- (4) Local communications facilities.

§ 253-143. Area and bulk standards.

Area and bulk standards shall be as follows:

- A. Minimum lot area: 1.5 acres.
- B. Minimum lot frontage: 200 feet.
- C. Minimum setbacks.
 - (1) Principal building.
 - (a) Front: 50 feet.
 - (b) Side (each): 20 feet.
 - (c) Rear: 50 feet.
 - (2) Accessory structures.
 - (a) Front: 50 feet.
 - (b) Side: 10 feet.
 - (c) Rear: 10 feet.
 - (3) Parking.
 - (a) Front: 25 feet.
 - (b) Side: 10 feet, unless the parking area is part of a shared parking scheme pursuant to § 253-92J.
 - (c) Rear: 10 feet, unless the parking area is part of a shared parking scheme pursuant to § 253-92J.
- D. Maximum impervious coverage.
 - (1) Buildings: 35%.
 - (2) Total impermeable coverage: 50%, except that coverage may be increased to 70%, provided that the applicant demonstrates to the satisfaction of the approving authority that there will be no net increase over preconstruction conditions in the volume and rate of stormwater runoff.
- E. Maximum building height: 45 feet.
- F. Minimum landscaped area: 25%.