

§ 27-409. SP-1 Special Growth District. [Ord. 96-267, 5/2/1996; as amended by Ord. 97-278, 6/5/1997, §§ 10, 12; by Ord. 2001-311, 3/1/2001, § 8; Ord. 2004-351, 6/3/2004, § 9; and by Ord. 2005-362, 12/15/2005]

1. Development Criteria. Prior to approvals for the use and development of land within any SP-1 Special Growth District, the prospective developer shall adequately demonstrate the following:
 - A. The proposed use is an integral part of a comprehensive plan for the entire tract to be developed.
 - B. All contemplated uses are designed to ensure compatibility with the operations generated within the district and the character of perimeter areas and the community in general.
 - C. The plan for the district provides for adequate ingress, egress, and circulation of all contemplated vehicular activity.
 - D. The plan provides for architectural, landscaping, and specific use requirements for the purpose of promoting openness and a park-like character which are appropriate for the harmonious integration of the district with the general vicinity.
 - E. Provisions are made for continuing management, control and maintenance of development sites through private restrictions incorporated as legal requirements in deeds of sale or leases.
2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right in the Special Growth District.
3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use in the Special Growth District.
4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception in the Special Growth District.
5. General Standards.
 - A. Integrated Design. The plan for proposed development of a site within any SP-1 District must present a unified and organized arrangement of buildings and service facilities which shall have a functional relationship to the properties which comprise the remainder of the district in which the development will be situated. The development within each district shall consist of a harmonious selection of uses and groupings of buildings, service and parking lots, circulation and open spaces planned and designed in such a manner as to constitute a safe, efficient, convenient and functional area. Open spaces and areas between structures shall be protected by adequate covenants running with the land or by conveyance or dedications, as the Township shall specify.
 - B. Site Standards.
 - (1) Minimum Net Lot Area: one acre.

(2) Building Setback.

- (a) All buildings on lots adjoining any R Residential Districts shall be set back a minimum of 100 feet from the lot line adjoining the R Residential District.
- (b) Front yard shall be not less than 25 feet. **[Amended by Ord. 2012-431, 8/2/2012, § 15]**
- (c) Side and rear yards shall be not less than 20 feet. The side yard may be reduced to 0 feet when the building is located within a shopping center and the side lot line is located along a shared common wall between building uses or between separate buildings which directly abut each other.
- (d) Minimum lot width shall be 80 feet at the front lot line.

(3) Building Height.

- (a) No structure shall exceed 50 feet in height unless every required yard is increased by one foot for each additional two feet in height over 50 feet.
- (b) Any structure higher than 50 feet on a lot which abuts residential zoning district shall be set back an additional one foot for every foot over 50 feet in addition to the requirements of Subsection .5.B(2)(a).
- (c) Notwithstanding the above, no structure may exceed 110 feet.

C. Other General Standards. See Part 3.

D. Impervious Surface. No combination of structures and impervious surfaces including asphalt or concrete paved areas for parking, access driveways, and pedestrian access walkways, shall exceed 70% of the lot area or site area of the lot or parcel upon which said improvements are installed.

6. Express Standards and Criteria for Uses Authorized by Conditional Use. See Part 7.