



155.011 NR - NATIONAL ROAD GATEWAY DISTRICT

1. Purpose and Intent

The “NR” National Road District is intended to regulate all land in the city fronting on or oriented towards Main Street/ U.S. 40 at the eastern and western peripheries of the city. These areas act as gateways into the city from the east and west when traveling on the National Road into the core of Greenfield. The existing development pattern within the NR District is auto-oriented and includes small- and medium- scale commercial uses, gas stations and vehicle sales, vacant land, places of worship, offices, single-family residences, and medium-to-large format industrial uses. The Pennsy Trail runs along the southern boundary of the NR. The desired development pattern within the NR is medium-to-large scale commercial with some higher density residential infill development that provides a pronounced and attractive gateway to Greenfield. All development should consider multi-modal mobility throughout the corridor and create a walkable, bikeable environment.

2. Permitted and Conditional Uses

See Table 155.007 for uses permitted by district. Some uses may require Development Plan Approval. Business uses not otherwise permitted in this district may be considered by the Board of Zoning Appeals as a Conditional Use application provided that the Board finds that the requested use is consistent with the spirit and intent of this ordinance and the Comprehensive Plan.

3. Building Placement and Standard

More than one principal building or use(s) shall be permitted on the same lot in the National Road (NR) District. Buildings in the NR shall be developed in accordance with the following standards per the individual development tables below. **Table A** applies to Commercial Uses, **Table B** applies to Multi-Unit and Institutional uses, and **Table C** applies to Industrial or Other Uses within the NR District:

A. Commercial Uses Development Standards	
Dimension	Standard
i. Lot Dimensions	Width: N/A Area: N/A
ii. Setbacks. Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by 155.063 whichever is greater. <i>Parcels platted under previous codes shall follow the setbacks platted unless the plat is revised</i>	Front Yard: 15' minimum** or as platted, 60' maximum* Side Yard: 10 feet minimum Rear Yard: 10 feet minimum <i>*See viii for requesting larger front setbacks.</i>
iii. Principal Building Height	60 feet, maximum
iv. Lot Coverage	The total floor area of the building(s) shall not exceed 60% of the lot area
v. Accessory Building Location	Rear and side yard
vi. Accessory Building Setbacks	Shall follow that of A.ii
vii. Accessory Building Height	20 feet, maximum
viii. Parking Lot Location	Rear yard and side yard preferred. No more than 30% parking should be located between the building façade and any public street or trail, unless approved through Development Plan Approval. Structures on corner lots will be considered to have two front building facades facing public streets. Uses requesting a front setback larger than 60' to accommodate parking in the front yard shall provide a 25 foot landscaped greenspace along any front property line. Shared parking is encouraged on immediately adjacent lots in accordance with 155.064.

B. Multi-Unit Residential and Institutional Uses	
Dimension	Standard
i. Lot Dimensions	Width: N/A Area: N/A
ii. Setbacks. Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by 155.063 whichever is greater. <i>Parcels platted under previous codes shall follow the setbacks platted unless the plat is revised</i>	Front Lot Line: 20* feet minimum, or as previously platted Side Lot Line: 15 feet, minimum Rear Lot Line: 15 feet, minimum <i>*At least ten feet in the front setback along the property line shall be reserved as greenspace with landscaping.</i>
iii. Principal Building Height	65 feet, maximum
iv. Lot Coverage	The total floor area of the building(s) shall not exceed 60% of the lot area
v. Accessory Building Location	Rear and side yard
vi. Accessory Building Setbacks	Shall follow primary
vii. Accessory Building Height	20 feet, maximum
viii. Parking Lot Location	Rear yard and side yard preferred. No more than 20% of parking should be located between the building façade and any public street or trail, unless approved through a Development Plan Process. Structures on corner lots will be considered to have two front building facades facing public streets.
ix. Required Open Space	Not less than 15% Usable Open Space (excluding impervious surfaces) shall be provided. Drainage ponds, play areas, common areas, and the like may apply toward this provision.

C. Industrial and Other Uses or Development Types	
Dimension	Standard
i. Lot Dimensions	Width: N/A Area: N/A
ii. Setbacks. Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by 155.063 whichever is greater. <i>Parcels platted under previous codes shall follow the setbacks platted unless the plat is revised</i>	Front Lot Line: 25* feet minimum, or as previously platted Side Lot Line: 15 feet, minimum Rear Lot Line: 15 feet, minimum <i>*At least ten feet in the front setback along the property line shall be reserved as greenspace with landscaping.</i>
iii. Principal Building Height	65 feet, maximum
iv. Lot Coverage	The total floor area of the building(s) shall not exceed 60% of the lot area
v. Accessory Building Location	Rear and side yard
vi. Accessory Building Setbacks	Shall follow primary
vii. Accessory Building Height	20 feet, maximum
viii. Parking Lot Location	Rear yard and side yard preferred. No more than 20% parking should be located between the building façade and any public street or trail, unless approved through a Development Plan Process. Structures on corner lots will be considered to have two front building facades facing public streets.
ix. Required Open Space	Uses other than industrial “Other Uses or Development Types” shall provide not less than 15% Usable Open Space (excluding impervious surfaces). Drainage ponds and the like may apply toward this provision.

4. Additional Standards

A. Outdoor Display and Storage

- i. The conduct of permitted uses shall be within completely enclosed buildings, except for accessory uses which clearly demonstrate subordination to the permitted use in area, extent, and purpose.
 - 1. Outdoor display is permitted, and each establishment shall be permitted a maximum display area not to exceed 1% of the gross floor area of the primary building, except as provided by the following:
 - a. Uses that are primarily based on outdoor display such as automobile and vehicular sales, landscaping or garden centers may be approved for additional outdoor display through a Development Plan request of the Plan Commission, provided that:
 - i. No more than 30% of merchandise shall be located in front of the building line.
 - ii. Bulk merchandise such as loose mulch, stone, or any merchandise on pallets shall be located in the rear yard only and enclosed by a seven (7) foot or taller opaque fence or wall. In no circumstance shall bulk items exceed the height of the fence or wall.
 - 2. Outdoor display shall only be located immediately adjacent to the primary building.

- 3. Outdoor display shall not impede pedestrian or vehicular traffic and shall be maintained in an orderly fashion.
 - ii. Outdoor storage of merchandise is prohibited, unless it is located behind in a rear yard, completely enclosed by a solid opaque wall or fence at least six (6) feet in height, and the materials stored do not exceed the height of the fence or wall.
- B. Performance Standards. All uses shall comply with the General Performance Standards set forth in Section 155.030 and the following provisions:
- i. Any use creating immense earth-shaking vibrations such as those created by a heavy drop forge shall be set back from a residence district boundary or use by at least 250 feet, and set back from a business district boundary or commercial use at least 150 feet.
 - ii. At no point 125 feet from the boundary of any district which permits an enclosed industrial use shall the bound pressure level of any operation or plant (other than background noises produced by sources not under the control of this chapter) exceed the decibel limits in the octave bands designated in the following table:

Octave Band Frequency (Cycles Per Second)	Maximum Permitted Sound Level (In Decibels) 125 feet from District Adjoining Residence District Boundaries	Maximum Permitted Sound Level (In Decibels) 125 Feet from District Adjoining Business District Boundaries
0 to 75	75	80
75 to 150	70	75
150 to 300	65	70
300 to 600	59	64
600 to 1200	53	58
1200 to 2400	48	53
2400 to 4800	48	49
Above 4800	41	46

- C. The following table contains additional major sections that are common references needed across districts. This list is not meant to be considered an exhaustive list, and other sections may apply to individual properties or projects.

Common Sections of Pertinent Reference	
155.052 Wireless Facilities	155.083 Development Plan Approval
155.063 Landscaping	155.093 Variances
155.064 Fences and Screening	155.094 Conditional Uses
155.065 Signs	155.054 Drive-Thru Facilities and Vehicle Dependent Uses
155.066 Off-Street Parking and Loading	
155.068 Access and Frontage	
155.069 Intersection Site Visibility	
155.104 Commercial/Industrial Design Standards	