

SECTION 725

COMMERCIAL DISTRICT HOUSING DEVELOPMENT

1. Section 725 – Current Text
2. Section 725 - Option 1 Amendment
3. Section 725 - Option 2 Amendment
4. Map of C-G General Commercial, C-H Highway Commercial, and C-P Planned Shopping Center Districts in Garfield Township

SECTION 725 COMMERCIAL DISTRICT HOUSING DEVELOPMENT**A. REGULATIONS AND CONDITIONS****(1) Design.**

- (a) Multiple-family residential uses built within commercial zoning districts shall be designed to cohesively integrate with the surrounding commercial uses. For the purpose of making this determination, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.
- (b) Multi-family structures shall be abutted by open space on at least one side per building.
- (c) The baseline project density shall be as described in the R-3 Multiple Family Residential Zone. At its discretion, and based upon a determination that the project is designed to meet the intent of this Section, the Planning Commission may authorize increases in density over what is regularly allowable.
- (d) Parking requirements shall be as described in the R-3 Multiple Family District. Shared parking agreements as described in § 551 of this Ordinance are supported and encouraged. Parking areas shall not be located within any setback.
- (e) Landscaping shall be as required in Article 5, Table 531.1. In the event that the multi-family project does not sit on its own parcel, the application shall indicate a project boundary area which shall be used for the purpose of landscaping placement.
- (f) Pedestrian walkways shall be provided within the subject parcel or project boundary for the purpose of providing safe and convenient movement within the site and towards other walkable places of interest such as stores, restaurants, or entertainment.
- (g) The residential areas of an overall commercial development site shall be adequately, but not overly, lit at night. Applications shall demonstrate that commercial lighting in the vicinity meets the dark sky requirements of this Ordinance in order to minimize impact on the residential area. Where lighting is to be installed for a residential area, average illumination levels of 0.5 to 1.0 foot candle shall be maintained. Existing commercial lighting which illuminates the residential area of the site to this level may be used in lieu of installing additional residential lighting. Common entryways shall be adequately illuminated by wall-pack style lighting fixtures.

(2) Open Space Requirements.

- (a) A minimum of fifty square feet per unit of private outdoor space with a minimum dimension of four feet in any direction shall be provided. Private open space shall be accessible directly from the living area of the unit, in the form of a fenced yard, patio, deck, or balcony.
- (b) A minimum of three hundred square feet per unit of common outdoor open space shall be provided. Required open space shall be consolidated to the extent reasonably possible to provide areas for the residents and/or to help buffer the residential structures from adjacent commercial uses.
- (c) Open space shall be designed to provide a rear yard along the longest building length of a given structure.
- (d) Required setback areas shall not be included towards required open space areas; however, placing required open space areas adjacent to setbacks is supported.

(3) Compatibility. Applications shall describe measures which will be taken to mitigate common commercial impacts such as noise, light, and nighttime operations on the multi-family project.

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(2) Open Space Requirements.

- (a) A minimum of fifty square feet per unit of private outdoor space with a minimum dimension of four feet in any direction shall be provided. Private open space shall be accessible directly from the living area of the unit, in the form of a fenced yard, patio, deck, or balcony.
 - (b) A minimum of three hundred square feet per unit of common outdoor open space shall be provided. For developments of thirty (30) units or less, a minimum of one hundred fifty square feet per unit of common open space shall be provided including an amenity such as a tot lot, patio with grills and picnic tables, or similar outdoor recreational facility.
 - ~~(b)(c)~~ Required open space shall be consolidated to the extent reasonably possible to provide areas for the residents and/or to help buffer the residential structures from adjacent commercial uses.
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Zoning Map Excerpt

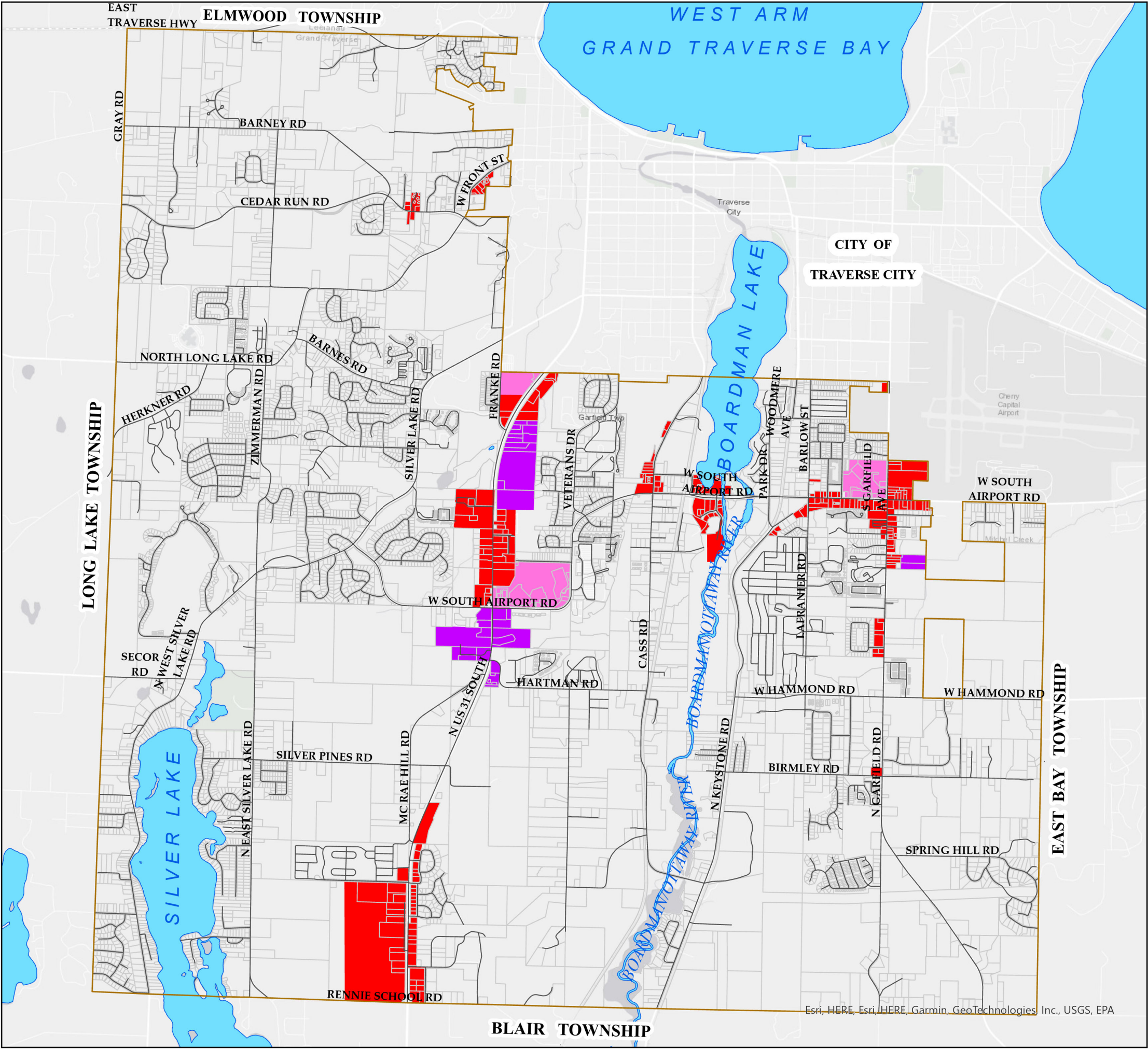
C-G, C-H, and C-P

Legend

Zoning Districts selection

Zoning

- C-G - General Commercial
- C-H - Highway Commercial
- C-P - Planned Shopping



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NOT A LEGAL SURVEY

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not provide any warranty, either express or implied, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.