CHAPTER 5
COMMERCIAL DISTRICTS

5-1 GENERAL PROVISIONS

5-1.2 Statement of Intent

The Commercial Districts, which include the O Office district and the E Retail Business district, are intended to provide controlled and harmonious settings for office developments and business/commercial developments, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the tax base, to encourage high quality of design in office and business/commercial developments, and to help implement land use plans, thoroughfare plans and corridor studies adopted by the Township.

5-1.2 Impact Controls and General Restrictions

(a) Mechanical Equipment to be Screened. All ground level and roof top mechanical equipment visible from public streets and residential districts or any districts with permitted residential uses shall be screened.

(b) Refuse Control. Temporary storage of refuse materials shall be limited to that produced on the premises. Refuse containers must be covered and shall be stored within completely enclosed buildings or placed in corrals providing complete screening from public streets and residential districts or any districts with permitted uses in accordance with Chapter 10, Section 10-5.

(c) Sensory and Nuisance Impacts. Processes, equipment, and goods for sale shall be limited to those that are not objectionable to the enjoyment and use of adjoining and adjacent zoning lots which are within 600 feet, because of odor, dust, smoke, gases, vapors, noise, light, vibration, refuse matter or water-carried waste.

Noise levels must be controlled to prevent sound levels beyond the property line, at locations zoned or used for residential purposes, to exceed 62 decibels (dBA) between the hours of 7:00 AM to 10:00 PM and 52 decibels (dBA) between the hours of 10:00 PM and 7:00 AM.

Any use or dissemination of sensory or fire, explosive, or radioactive material in a manner or quantity that endangers the public health, safety, comfort or welfare is hereby declared a public nuisance and shall be unlawful.

(d) Lighting. On site lighting shall be located, directed or designed in such a manner as to contain and direct light and glare only to the property on which it is located in accordance with Chapter 12, Section 12-7.

(e) Permanent Outdoor Storage or Display.

(1) The outdoor storage or display of merchandise materials or inventory shall not encroach into areas of required parking.

(2) The outdoor storage or display of materials, merchandise, or inventory shall not be located in any required pervious surface area within the lot.

(3) The outdoor storage or display of materials, merchandise, or inventory shall not include the use of banners, pennants or strings of pennants.

(4) Outdoor storage areas shall be required to be fully screened with opaque fencing not to exceed eight (8) feet in height.

5-1.3 Accessory Uses and Structures

Accessory uses and structures shall be permitted in the O district and E district subject to the provisions of Chapter 10.

5-1.4 Conditional Uses

Conditional uses in the Commercial districts are listed in Section 3-2. Further information on the criteria, standards, and procedures for conditional uses is contained in Chapter 17.

5-1.5 Planned Unit Developments

The uses specified as Planned Unit Developments, PUD-1's in the Table of Permissible Uses found in Section 3-2 require approval by the Sycamore Township Zoning Commission pursuant to the standards and procedures for Planned Unit Developments set forth in Chapter 18 and all other applicable requirements of this Resolution. Proposed office and retail uses whose intensity exceeds the maximums indicated in Section 3-2 for PUD-1's require PUD-2 approval by the Board of Township Trustees pursuant to Chapter 18.

5-1.6 Signs

Signs are permitted in the O district and E district subject to the provisions of Chapter 13.

5-1.7 Lot Area, Bulk and Yard Standards

All uses and structures permitted in the O district and E district shall comply with the lot area, bulk and yard requirements set forth in Section 5-5 found at the end of this Chapter. Additional bulk and yard requirements and exceptions are contained in Section 3-5.

5-1.8 Parking Standards

All uses and structures permitted in the O district and E district shall comply with the parking requirements set forth in Chapter 12.

5-1.9 Buffer Yards and Resource Protection

All uses and structures permitted in the O district and E district shall comply with the provisions of Chapters 14 and 15.

5-2 THE "O" [OFFICE] DISTRICT

5-2.1 Purpose

The purpose of the O district established by Section 3-1, is to provide locations that are suitable for the establishment and operation of professional, institutional and governmental office uses.

5-2.2 Permitted Uses

The uses defined as low intensity office uses in the Table of Permissible Uses found in Section 3-2 are permitted as of right in the O district with a Permitted Use Zoning Certificate provided, they comply with all requirements of this Chapter and all other applicable requirements of this Resolution.

5-3 THE "E" [RETAIL/BUSINESS] DISTRICT.

5-3.1 Purpose

The purpose of the E district established by Section 3-1 is to provide for general business uses and other uses listed in Section 3-2 that tend to locate along highways with relatively high traffic volumes and that cater to the general public.

5-3.2 Permitted Uses

The uses defined as low intensity commercial uses in the Table of Permissible Uses found in Section 3-2 are permitted as of right in the E district with a Permitted Use Zoning Certificate provided they comply with all requirements of this Chapter and all other applicable requirements of this Resolution.

TABLE 5-4 -DELETED

TABLE 5-5
LOT AREA, BULK AND YARD REQUIREMENTS IN COMMERCIAL DISTRICTS FOR LOW INTENSITY USES PERMITTED AS OF RIGHT

REQUIREMENT [2]	O OFFICE DISTRICT	E RETAIL BUSINESS DISTRICT
A. MAXIMUM HEIGHT		
1. Principal Building		
A. Height (ft.)	35	35
2. Accessory Structures		
A. Stories (whichever less)	1	1
B. Height (ft.)	15	15
B. LOT REQUIREMENTS		
1. Minimum Lot Area (sq. ft.)	20,000	20,000
2. Minimum Lot Width (ft.)	100	100
C. MINIMUM YARD REQUIREMENTS [1]		
1. Front Yard (ft.)	40	30
2. Side Yards (ft. each)	10	10
3. Rear Yard (ft.)	20	20
D. MAXIMUM IMPERVIOUS SURFACE RATIO[2]	.50	.50

NOTES:

[1] Also see buffer yard requirements in Chapter 14.

2 These standards may be exceeded up to the maximums specified in Section 3-2, if approved as a PUD-1 with appropriate modifications in the above standards pursuant to Chapter 18. Proposed commercial uses that exceed PUD-1 standards in Section 3-2 shall require PUD-2 approval by the Board of Township Trustees with appropriate modifications on the above standards pursuant to Chapter 18.