

## Background

- The Township adopted the 2020 Master Plan to include an Ironwood Corridor where commercial and industrial uses could exist, pending site plan approval processes
  - In order to allow for commercial or industrial uses along Ironwood, an Overlay District is appropriate
- A public engagement session was held virtually (due to Covid) to collect public input on what the Corridor should achieve.
- For approximately a year, the Planning Commission has been working on language to achieve the public input and related Master Plan provisions for the Corridor.

## Draft Language and Map

Below are highlights of the draft language:

- An overlay district is additional regulations “on top of” existing, or underlying, districts. Given this, the rights of every property owner remain the same now and when the overlay is adopted, if it is adopted.
- Agricultural uses, single family dwellings, and two-family dwellings are exempt from the Overlay regulations. If you have any of these items, the property will not be regulated by this Overlay unless and until you were to seek a commercial or industrial use.
- No industrial use shall be within 300 feet of Ironwood Drive, unless a special use permit is authorized, or a commercial use is between the industrial use and Ironwood Drive.
- All utilities shall be buried underground.
- Front yard landscaping shall be doubled than what is required on any commercial or industrial lot.
- Landscaping shall be provided along building walls to “break up” the size and bulk.
- Special Uses shall install a greenbelt along the side and rear lot lines.
- A front or rear service drive shall be provided to reduce driveways along Ironwood Drive.
- Pedestrian pathways shall be required along the building, and from the building to the pedestrian pathway along Ironwood Drive.
- Only ground mounted signage is permitted.

## Important Notes

- Not just any property can become commercial or industrial zoned. The same rezoning process is required as anywhere else in the township and public notice is provided.
- Again, this is an overlay – so it is “over” the zoning district your property is already located in. That district does not change unless you ask to change it!