

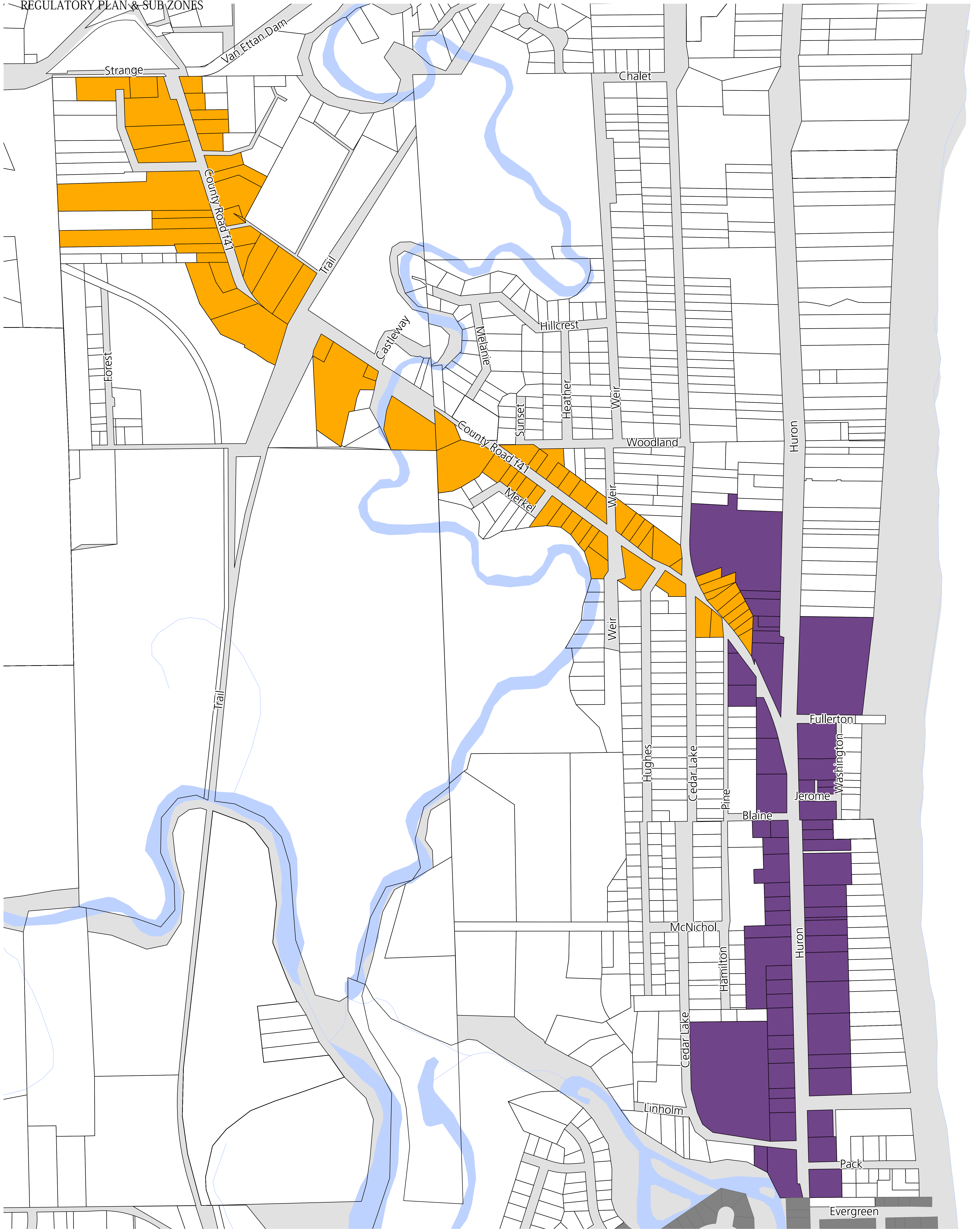
CORRIDOR BUSINESS DISTRICT

Section 4.14 CHARTER TOWNSHIP OF OSCODA CORRIDOR BUSINESS DISTRICT

Section 4.14.1 INTENT

The US-23 and F-41 corridors have been developed as a traditional commercial corridor with an expansive road right-of-way flanked on either side by a mix of commercial buildings. The development pattern has been regulated by a zoning ordinance that permits a variation in the front yard setback depending on the property. As a result, the corridor lacks a cohesive identity.

The intent of the Corridor Business District is to improve the physical appearance, economic vitality, and pedestrian access of the US-23 and F-41 auto-oriented commercial corridors. This is achieved through a combination of public realm and private development design components, including, but not limited to, defined vehicular and pedestrian zones, landscaping, building and parking lot placement, internal shared accessed, and provisions for mixed-use development.



OSCODA TOWNSHIP

Regulating Plan - Form Based Code

Data Sources: State of Michigan Geographic Data Library

-  US-23 Zone
-  F41 Zone
-  Parcel



Section 4.14.3

PURPOSE, USES, GENERAL STANDARDS, SPECIAL USE PERMIT STANDARDS, & SPLICING

4.14.3.1 Purpose

The purpose of the Corridor Business District is to create an attractive and accessible, auto-oriented commercial and mixed-use district while safely accommodating pedestrian circulation through purposeful design. Specifically, the district address one of the goals in the Oscoda Township Strategic Plan: *Create an environment where residents, development, and businesses can be successful.*

The text and diagrams for the Corridor Business District address the location and extent of land uses that implement the vision articulated by the community through several public sessions focused on strategic planning and corridor revitalization.

4.14.3.2 Uses

Regulated uses are identified for each zone either as a Permitted Use (By Right) or a use requiring a Special Land Use Permit (SLUP). All SLUP uses must address the General Standards listed below. If the SLUP has additional standards over and above the General Standards, the Use-Specific Standards column references that specific section of the Zoning Ordinance. Otherwise, SLUP uses must meet the General Standards below. All uses will require the submission of a site plan pursuant to Article X, and Section 10.5 of the Zoning Ordinance.

4.14.3.3 General Standards for Special Land Use Permits

The Planning Commission shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

- a. Be incumbent upon the Planning Commission when considering Special Land Use Permits that the proposed use be in accordance with the general objectives of the current master plan, to the maximum extent possible.
- b. Be designed, constructed, operated, maintained, in harmony with existing and intended character of the general vicinity and so that such use will not change the essential character of that area.
- c. Not be hazardous or disturbing to existing or future neighboring uses.
- d. Represent a substantial improvement to property in the immediate vicinity and to the community as a whole.
- e. Be served adequately by necessary public services and

utilities, such as highways streets, drainage structures, sanitary sewers, water, police, and fire protection and refuse disposal, or persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.

- f. Not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.
- g. Not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, or odors.
- h. Be consistent with the intent and purposes of this Ordinance in general, and Article X, basis for approval (for site plans) in particular.

4.14.3.4 Splicing

The Corridor Business District focuses attention on the development and form of public and private properties and spaces within the area designated on the Regulating Plan referenced in Section 4.14.2. Requirements regarding site development standards such as parking, lighting, and encroachments included in this Ordinance will take precedence over the requirements in the Oscoda Township Zoning Ordinance.

The Corridor Business District will replace Section 4.14 General Business District (B-2) of the Oscoda Township Zoning Ordinance.

All other provisions of the Oscoda Township Zoning Ordinance remain intact and valid.

4.14.3.5 Properties Currently Developed and Occupied




- a. Occupied and vacant buildings that exist at the time of ordinance adoption do not need to comply with this Section until such time they are renovated.
- b. Occupied or vacant buildings that exist at the time of ordinance adoption that undergo renovation exceeding 100% of the taxable valuation in the year of the renovation, shall comply with all provisions of the ordinance except Section 4.14.4.2 and 4.14.4.4.
- c. Buildings that are demolished and newly constructed shall comply with all provisions of this Section.

Section 4.14.4 REGULATED USES & DIMENSIONAL REQUIREMENTS

4.14.4.1 US-23 Regulated Uses

REGULATED USES	APPROVAL TYPE	USE-SPECIFIC STANDARDS	MAXIMUM PARKING	LOADING
Residential				
<i>Gross Square Feet = gsf</i>				
Apartments	SLUP	---	1.5 / dwelling unit	
Townhomes	SLUP	---	2 / dwelling unit	
Live / Work Unit	SLUP	---	2 / dwelling unit	
Upper Story Residential	By Right	---	1 / dwelling unit	
Commercial				
Hotels and Motels	SLUP	§9.12.30	1 / guest room	§6.7.6
Fraternal Organizations & Clubs	SLUP	§9.12.18	1 / 3 occupancy	
Outside Sales & Displays	SLUP	§9.12.32	1 / 1,000 gsf	
Vehicle Dealerships	SLUP	---		§6.7.6
Microbreweries	By Right	---	1 / occupancy	
Personal Care Services (Salons, Barber, etc)	By Right	---	4 / 1,000 gsf	§6.7.6
Professional Services	By Right	---	3 / 1,000 gsf	
Technical Services	By Right	---	3 / 1,000 gsf	
Recreational Facilities	By Right	---	1 / 3 occupancy	
Retail Sales Establishment – General	By Right	---	3 / 1,000 gsf	§6.7.6
Retail Sales Establishment – Department	By Right	---	4 / 1,000 gsf	§6.7.6
Retail Sales Establishment – Food & Beverage	By Right	---	3 / 1,000 gsf	§6.7.6
Retail Sales Establishment – Products Produced On-site	By Right	---	3 / 1,000 gsf of sales area	§6.7.6
Restaurants (Dining In Only)	By Right	---	1 / 3 occupancy	§6.7.6
Restaurants (Drive-Thru and Dine In)	SLUP	§9.12.14	1 / 3 occupancy	§6.7.6
Small Distilleries	By Right	---	1 / 3 occupancy	§6.7.6
Small Wineries	By Right	---	1 / 3 occupancy	§6.7.6
Tasting Rooms	By Right	---	1 / 3 occupancy	§6.7.6
Theaters	SLUP	§9.12.42	0.25 / 1 occupancy	
Veterinary Clinics	By Right	---	2.5 / employee	
Transportation & Utility Uses				
Off-site Public or Private Parking	By Right	---	---	
Small Cell Wireless Facilities	By Right	§6.25	---	
Other Uses				
Vehicle Wash Establishments	SLUP	§9.12.47	4 / 1,000 gsf	
Recreation Vehicle Sales & Services	SLUP	§9.12.36	4 / 1,000 gsf	§6.7.6
Places of Worship	SLUP	§9.12.8	1 / employee	
Attached Leaseable Buildings	SLUP	---	3 / 1,000 gsf	§6.7.6
Used Motor Vehicle Sales	SLUP	§9.12.49	1.5 / 1,000 gsf	§6.7.6
Mini-Warehouses & Storage Units	SLUP	§9.12.29	2 / 1,000 gsf of office	



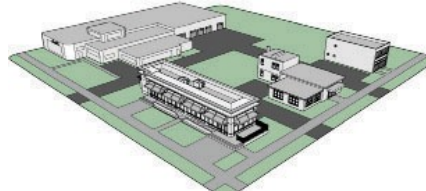
4.14.4.2 US-23 Dimensional Standards & Building Form

DIMENSIONAL STANDARDS & BUILDING FORM		
Lot Occupation		
Minimum Lot Width	50 feet	
Minimum Lot Area	5,000 square feet	
Base Density	16 dwelling units / acre	
Maximum Lot Coverage (% covered by buildings)	70%	
Maximum Impervious Coverage (% covered by impervious surfaces)	85%	
Principal Structures		
Built-to-Line	20 feet from ROW	
Side Setback	20 feet	
Corner Lot Side Setback	10 feet	
Rear Setback	10 feet	
Maximum Height	4 stories / 50 feet	
Minimum 1 st Floor Ceiling Height	15 feet	
Minimum Upper Story Ceiling Height	9 feet (floor elevation to ceiling)	
Minimum 1 st Floor Elevation	---	
Maximum 1 st Floor Elevation	1 foot above grade	
Minimum Ground Floor Area	---	
Minimum Floor Area / Unit	---	
Uses Allowed On 1 st Floor	Non-Residential	
Uses Allowed On Upper Floors	Non-Residential & Residential	
Base Density for Residential Developments	18 units / acre	
Principal Building Forms		
Apartment Building	Mixed Use Building	Commercial Building
		
Accessory Structures		
Permitted Locations	Rear yard only	
Front Setback	---	
Side Setback	---	
Corner Lot Side Setback	---	
Rear Setback	10 feet	
Maximum Height	2 stories / 25 feet	
Maximum Ground Floor Elevation	6 inches	
Maximum Number	---	
Maximum Ground Floor Area (cumulative)	≤ 15% of principal building	

4.14.4.3 F-41 Regulated Uses

REGULATED USES	APPROVAL TYPE	USE-SPECIFIC STANDARDS	MAXIMUM PARKING	LOADING
Residential			<i>Gross Square Feet = gsf</i>	
Single Family (Existing at Time of Ordinance Adoption)	By Right	---	2 / dwelling unit	
Two-Family (Existing at Time of Ordinance Adoption)	By Right		1.5 / dwelling unit	
Apartments	SLUP	---	1.5 / dwelling unit	
Townhomes	SLUP	---	2 / dwelling unit	
Live / Work Unit	SLUP	---	2 / dwelling unit	
Upper Story Residential	By Right	---	1 / dwelling unit	
Commercial				
Fraternal Organizations & Clubs	SLUP	§9.12.18	1 / 3 occupancy	
Outside Sales & Displays	SLUP	§9.12.32	1 / 1,000 gsf	
Microbreweries	By Right	---	1 / occupancy	
Personal Care Services	By Right	---	4 / 1,000 gsf	§6.7.6
Professional Services	By Right	---	3 / 1,000 gsf	
Technical Services	By Right		3 / 1,000 gsf	
Retail Sales Establishment – General	By Right	---	3 / 1,000 gsf	§6.7.6
Retail Sales Establishment – Food & Beverage	By Right	---	3 / 1,000 gsf	§6.7.6
Retail Sales Establishment – Products Produced On-site	By Right	---	3 / 1,000 gsf of sales area	§6.7.6
Restaurants (Dining In Only)	By Right	---	1 / 3 occupancy	§6.7.6
Restaurants (Drive-Thru and Dine In)	SLUP	§9.12.14	1 / 3 occupancy	§6.7.6
Veterinary Clinics	By Right	---	2.5 / employee	
Transportation & Utility Uses				
Off-site Public or Private Parking	By Right	---	---	
Small Cell Wireless Facilities	By Right	§6.25	---	
Other Uses				
Attached Leaseable Buildings	SLUP	---	3 / 1,000 gsf	§6.7.6
Mini-Warehouses & Storage Units	SLUP	§9.12.29	2 / 1,000 gsf of office	

4.14.4.4 F-41 Dimensional Standards & Building Form

DIMENSIONAL STANDARDS & BUILDING FORM		
Lot Occupation		
Minimum Lot Width	50 feet	
Minimum Lot Area	5,000 square feet	
Base Density	16 dwelling units / acre	
Maximum Lot Coverage (% covered by buildings)	70%	
Maximum Impervious Coverage (% covered by impervious surfaces)	85%	
Principal Structures		
Built-to-Line	15 feet from ROW	
Side Setback	15 feet	
Corner Lot Side Setback	15 feet	
Rear Setback	10 feet	
Maximum Height	2 stories / 35 feet	
Minimum 1 st Floor Ceiling Height	15 feet	
Minimum Upper Story Ceiling Height	9 feet (floor elevation to ceiling)	
Minimum 1 st Floor Elevation	---	
Maximum 1 st Floor Elevation	1 foot above grade	
Minimum Ground Floor Area	---	
Minimum Floor Area / Unit	---	
Uses Allowed On 1 st Floor	Non-Residential	
Uses Allowed On Upper Floors	Non-Residential & Residential	
Principal Building Forms		
Apartment Building	Mixed Use Building	Commercial Building
		
Accessory Structures		
Permitted Locations	Rear yard only	
Front Setback	---	
Side Setback	---	
Corner Lot Side Setback	---	
Rear Setback	10 feet	
Maximum Height	2 stories / 25 feet	
Maximum Ground Floor Elevation	6 inches	
Maximum Number	---	
Maximum Ground Floor Area (cumulative)	≤ 15% of principal building	

Section 4.14.5 GENERAL CORRIDOR STANDARDS

4.14.5.1 Intent

This section provides a general description of how buildings and parking lots should be placed along the US-23 and F-41 corridors. The former B-2 district requirements did not require a uniform standard for the front yard setback. As a result, there is no continuity along the corridor. Some properties have large parking lots along the frontage with the building setback from the highway, others have the building close to the right-of-way with parking perpendicular to the highway. The expanse of open space between opposing sides of the highway detracts from the business district and inherently increases vehicular speeds.

The US-23 corridor just north of Evergreen expands from 66 feet to 100 feet. Figure 1 illustrates how that 100 foot right-of-way is used.

4.14.5.2 Corridor Zones

Economically vibrant commercial corridors balance vehicular and pedestrian circulation, array of land uses, and aesthetics and appearance. Figure 2 illustrates the corridor zones for the B-2 Corridor Business District. These zones accommodate different elements that frame the functionality, appearance, and form of the corridor. Zone A and B are within the public right-of-way and zone C and D are located on private property.

Figure 1: US-23 Corridor Right-of-Way Existing Configuration

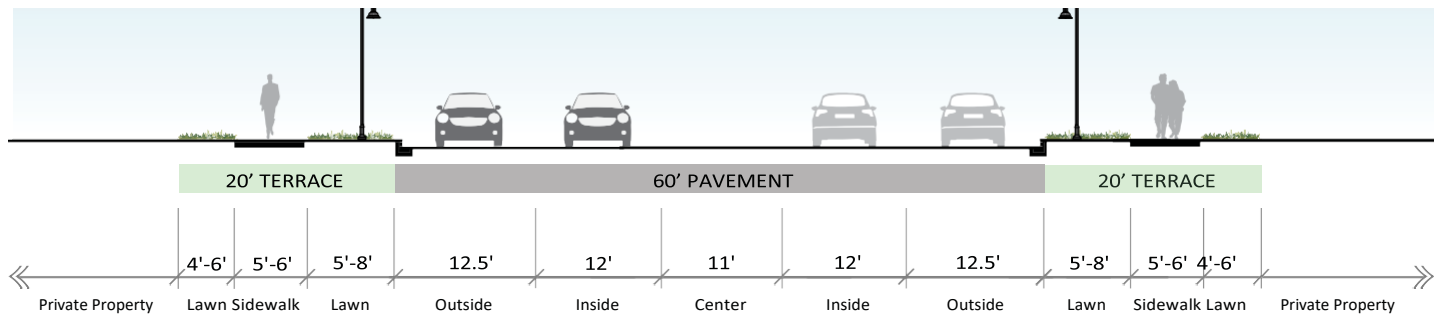
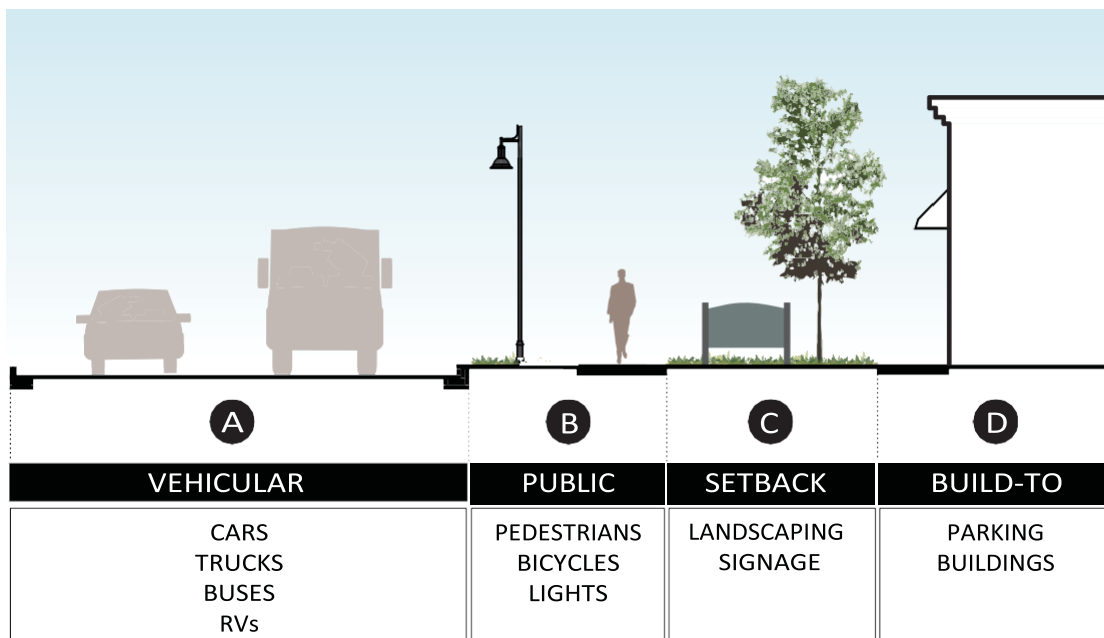


Figure 2: US-23 Corridor Zones



4.14.5.3 Building and Parking Lot Placement Standards for US-23

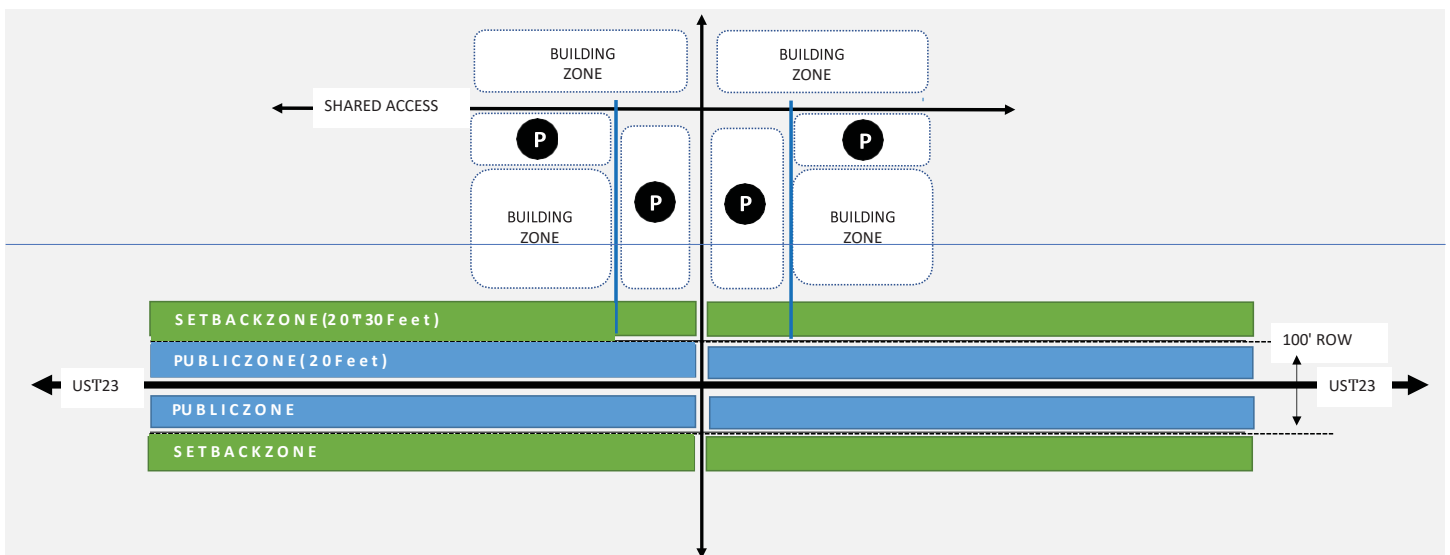
The illustration (Figure 3) below graphically depicts the placement of new buildings constructed along the corridor. This arrangement accomplishes several important design components. First, it brings the structure closer to the highway, and secondly parking is subordinate to the principal structure.

Placement of the structure closer to the road, in conjunction with the frontage landscape zone, softens the harshness of the five lane highway. This combination of building placement and landscape area enhances the visual perception of the corridor. The placement of the building and parking lots shall conform to the following standards:

- New buildings shall be placed along the build-to-line which extends 20 feet from the right-of-way line.
- The building primary entrance shall face onto the parking lot. Secondary entrances shall be permitted on additional facades.
- The portion of the building facade that fronts upon the landscape zone shall meet the window transparency standards outlined in Section 4.14.6.8..

- A sidewalk shall be extended from the pedestrian zone sidewalk to the building entrance and shall extend along the parking lot frontage of the building. The sidewalk shall have a minimum width of 6 feet. If additional building(s) are placed on the subject property the sidewalk shall extend to those buildings, as well.
- The landscape zone shall be planted with a combination of trees (TABLE 1), shrubs (TABLE 2) and ground cover (TABLE 3) per Section 4.14.6.18.
- When parking lots from adjoining properties abut each other a shared internal access drive shall be provided per Section 4.14.6.2.
- Mixed uses on the same property are encouraged. The placement of these uses will require approval from the Planning Commission as part of the site plan approval process outlined in Section 7.3. On mixed-use properties non-residential uses are encouraged adjacent to US-23 with residential uses located in the rear of the parcel. If a property is entirely developed as residential the landscape zone shall be increased by extending the built-to-line to 30 feet from the right-of-way to provide an adequate buffer from traffic noise.
- Parking lots shall be screened with landscaping that provides year-round screening or a masonry wall at least 42 inches in height, or combination of both.

Figure 3: Building and Parking Placement US-23



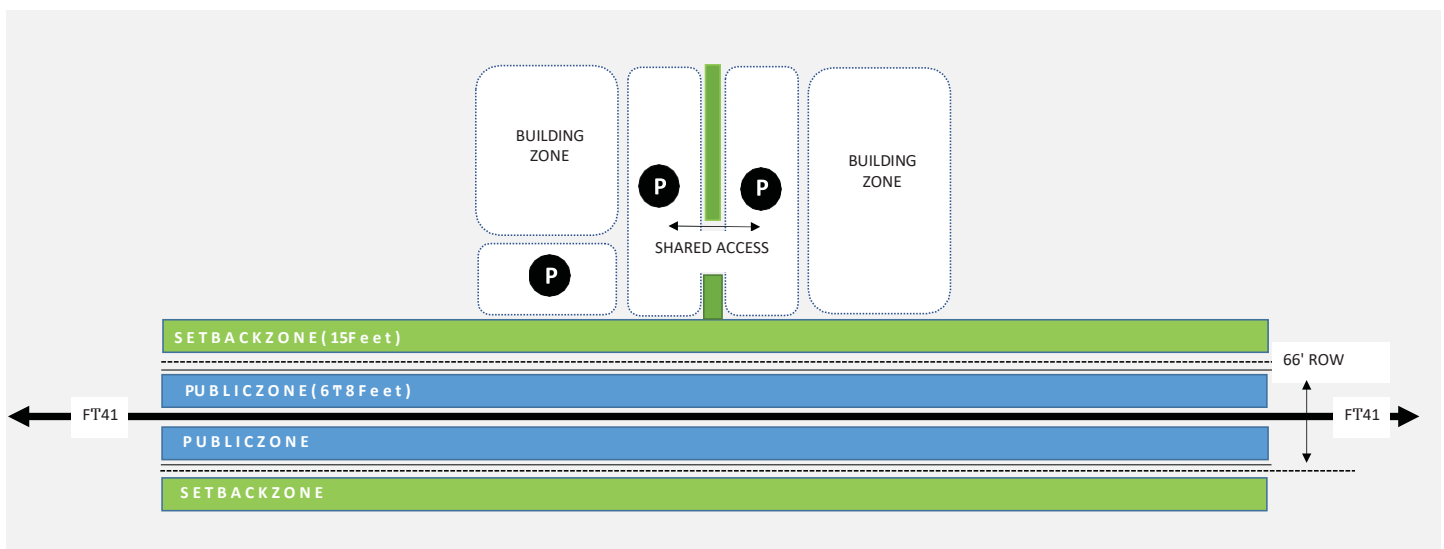
4.14.5.4 Building and Parking Lot Placement Standards for F-41

The illustration (Figure 4) below graphically depicts the placement of new buildings constructed along the corridor reflecting existing development patterns and accounting for the width and depth of properties along this corridor. The F-41 corridor, unlike the US-23 corridor, is comprised of small parcels many on individual parcels.

The placement of the building and parking lots shall conform to the following standards:

- a. New buildings can be placed along the build-to-line which extends fifteen feet (15') from the right-of-way line or behind front yard parking spaces.
- b. Off-street parking can be provided in the front yard along the build-to-line and perpendicular to the building depending on the lot configuration.
- c. The building primary entrance shall face onto the parking lot.
- d. The portion of the building facade that fronts upon the public zone shall meet the window transparency standards outlined in Section 4.14.6.8.
- e. A sidewalk shall be extended from the pedestrian zone sidewalk to the building and shall extend along the parking lot frontage of the building. The sidewalk shall have a minimum width of six feet (6'). If additional building(s) are placed on the subject property the sidewalk shall extend to those buildings, as well.
- f. The landscape zone shall be planted with a combination of trees (TABLE 1), shrubs (TABLE 2) and ground cover (TABLE 3) per Section 4.14.6.18.
- g. When parking lots from adjoining properties abut each other a shared internal access drive shall be provided per Section 4.14.6.2.
- h. Parking lots shall be screen with landscaping or a masonry wall at least 42 inches in height, or combination when they abut the setback zone.

Figure 4: Building and Parking Placement F-41



Section 4.14.6 SITE STANDARDS

4.14.6.1 Access Management

- a. Access for an individual parcel, lot, or building site or for contiguous parcels, lots or building sites under the same ownership shall consist of either a single two-way driveway or a paired system wherein one driveway is designed, and appropriately marked, to accommodate ingress traffic and the other egress traffic.
- b. For a parcel, lot, or building site with frontage exceeding 600 feet, or where a parcel, lot, or building site has frontage on at least two streets, an additional driveway may be allowed, provided that a traffic impact study is submitted by the applicant showing that conditions warrant an additional driveway and that all driveways are at least 245 feet apart.
- c. Certain developments generate enough traffic to warrant consideration of an additional driveway to reduce delays for exiting motorists. Where possible, these second access points should be located on a side street or service drive, or shared with adjacent uses, or designed for right-turn-in, right-turn-out only movements and shall be spaced 245 feet apart. In order to be considered for a second driveway on US-23 or F-41 combined approach volumes (entering and exiting) of a proposed development shall exceed 100 directional trips during the peak hour of traffic and a traffic impact study shall be performed.

4.14.6.2 Internal Access Drives

Where a proposed parking lot is adjacent to an existing parking lot of a similar use, there shall be a vehicular connection between the two parking lots where physically feasible, as determined by the Planning Commission. For developments adjacent to vacant properties, the site shall be designed to provide for a future connection. A written access easement signed by both landowners shall be presented as evidence of the parking lot connection prior to the issuance of any final zoning approval.

4.14.6.3 Driveways and Drive-Thrus

Access drives into parking areas should be strategically placed so that they do not create vehicular conflicts with turns nor create disruptions and conflicts with pedestrian access.

Shared parking is encouraged to minimize the number of unnecessary drives. In addition, drive-thrus should be compactly and efficiently designed to allow for proper circulation around drive-thru areas and reduce conflicts with vehicular traffic and other driveways.

4.14.6.4 Shared Parking

Shared parking for multiple uses on the same parcel or between adjacent properties is encouraged whenever feasible. Establishing a shared parking lot shall include an easement agreement legally describing the parking area for shared use, and a maintenance agreement between the property owners of the parcels served by the shared parking lot. The agreements shall be recorded at the Iosco County Register of Deeds and may be required by the Township prior to issuance of a land use permit.

4.14.6.5 Site Lighting

- a. Streetlights shall be a general type specified by the Township.
- b. Wall pack lighting shall only be used on the rear or side of the building to illuminate exits and loading facilities.
- c. Front facade illumination lighting may be used but will require the approval of the Planning Commission.
- d. Parking lot lighting pole height (including luminaire) shall not exceed the height of the building or 22 feet whichever is less. Lighting levels shall not exceed 2 footcandles. Parking lot lights shall have full cut-off shields.
- e. Building entries and high volume pedestrian areas can provide up to a maximum of 4 footcandles.
- f. All lighting fixtures shall comply with International Dark-Sky Association (IDA) standards.
- g. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

4.14.6.6 Signs

Signs shall conform to Section 3.3.2 with the exception that freestanding signs shall not exceed six feet (6') in height.

4.14.6.7 Water Quality and Storm Water

All projects shall incorporate low impact development (LID) water quality technologies. Low impact development water quality technologies shall include, but are not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered stormwater structures.

4.14.6.8 Facade Components

- a. Ground Floor Windows and Transparency. A minimum of 50% of the ground floor story front facade between 2 feet and 8 feet above the sidewalk must be comprised of transparent, non-reflective windows into the nonresidential space. Tinted windows shall be prohibited.
- b. Upper Story Windows and Transparency. A minimum of 30% of the upper story front facade measured floor to floor shall have transparent, non-reflective, vertically oriented windows. Windows may use a maximum tint of 80% (blocking only 20% of light).

4.14.6.9 Facade Massing - Buildings Less Than 50,000 Sq.Ft.

Front façades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.

4.14.6.10 Facade Massing - Buildings Over 50,000 Sq.Ft.

Individual retail uses with at least 50,000 square feet of floor area and/or façades greater than 150 feet in width shall comply with the following:

- a. Prominent entry. The storefront shall integrate a prominent entry feature combining substantial roofline modulation with vertical building modulation and a distinctive change in materials and/or colors.
- b. Roofline modulation. The minimum vertical dimension of roofline modulation (required above) is the greater of 6 feet or 0.3 multiplied by the wall height (finish grade to top of the wall).
- c. Façades wider than 300 feet shall incorporate at least two entry / articulation features (if there is only one entry, the second feature may be less prominent).

4.14.6.11 Roofs / Rooftops

- a. When flat roofs are used, parapet walls with three-dimensional cornice treatments shall be used to conceal the roof.
- b. Asymmetric or dynamic roof forms allude to motion, provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternative to flat roofs.
- c. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with

a parapet wall having a three-dimensional cornice treatment so as to have a minimal visual impact as seen from public street, existing single family uses, and land zoned for residential and agricultural uses.

- d. Outdoor rooftop dining and lounges are allowed subject to meeting applicable building and fire codes.

4.14.6.12 Customer Entrances

Each side of a building facing a public street or internal parking lot shall include at least one customer entrance, except that no building shall be required to provide entrances on more than two sides of the structure that face public streets.

4.14.6.13 Off-Street Parking

Off-street parking is required. The orientation of the parking lot shall be perpendicular to the highway. The Planning Commission may waive this requirement if the configuration of the property can not accommodate this provision.

If a property has more than one use, shared parking between the uses is encouraged, and the Planning Commission can determine the amount of shared parking based on the type of uses.

4.14.6.14 Site Amenities

Bicycle parking and loops/racks must be provided on site based on a ratio of 1 bicycle stall per 20 vehicular parking spaces.

4.14.6.15 Building Materials

- a. Metal Siding. Masonry, concrete, or other durable material must be incorporated between metal siding and the ground plane (at least 2 feet above grade)
- b. Concrete Block. When used for the primary façade (containing the primary pedestrian entrance), buildings are encouraged to incorporate a combination of textures and/or colors. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns. Specifically a singular style and texture of concrete block may comprise no more than 50 percent of a façade facing a street or open space.
- c. Stucco.
 1. Trim. Stucco and similar troweled finishes (including Exterior Insulation and Finish system or “EIFS”) must be sheltered from extreme weather and are limited to no more than 50 percent of façades containing a customer or resident entry
 2. Ground Level. Stucco, EIFS, and similar surfaces shall not be used within 15 feet of the ground

plane. Concrete, masonry, or other durable material must be used in the first 15 feet above grade.

4.14.6.16 Service Elements

Service elements include trash receptacles and enclosures, recycling areas, and temporary rear outdoor storage and delivery areas.

- a. Service Element Location. Service areas shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.
- b. Service Element Paving. The designated spot for service elements shall be paved with concrete.
- c. Service Element Enclosures. Trash, waste and recycled oil receptacles shall be enclosed by a masonry/brick enclosure with steel gates. The surface within the enclosure shall be constructed with deep-strength, reinforced concrete, as well as the approach apron to the enclosure.

4.14.6.17 Utility Meters

These elements shall be located and/or designed to minimize their visibility to the public. Preferred locations are off alleys, service drives, within or under buildings or other locations away from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or parking areas, they shall be screened with vegetation or by architectural features.

4.14.6.18 Landscaping

- a. Plantings. All required plantings shall use a variety of species to introduce diversity and create resiliency against disease and infection.
- b. Street Frontage. The landscape zone along US-31 and F-41 shall be landscaped with street tree planting with a spacing of 35 feet per tree and a tree size of 3 inch caliper, measured 4 feet above grade. Tree species shall be selected from Table 1.
- c. Parking Lots. A minimum of 10% of the parking area (inclusive of drive aisles) should be landscaped. Parking areas should also be screened via landscaping and/or walls or fences from adjacent to US-23 and F-41 or adjacent residential uses. Landscaping shall consist of plant materials from Table 1, Table 2, and Table 3.
- d. Tree Islands. Off-street parking areas with more than twenty parking spaces shall contain treed islands, which shall meet the following requirements:
 1. Dimension. Islands shall be 180 square feet

TABLE 1

NATIVE TREES
Trembling Aspen - <i>Populus tremuloides</i>
White ash - <i>Fraxinus americana</i>
Beech - <i>Fagus grandifolia</i>
Black cherry - <i>Prunus serotina</i>
Ironwood Sugar maple - <i>Acer saccharum</i>
Bur oak - <i>Quercus macrocarpa</i>
Red oak - <i>Quercus rubra</i>
White oak - <i>Quercus alba</i>
Red pine - <i>Pinus resinosa</i>
Eastern Hemlock - <i>Tsuga canadensis</i>
Sugar maple - <i>Acer saccharum</i>
White birch - <i>Betula papyrifera</i>
White spruce - <i>Picea glauca</i>
American beech - <i>Fagus grandifolia</i>
Eastern white pine - <i>Pinus strobus</i>

TABLE 2

NATIVE SHRUBS
Maple leaf viburnum - <i>Viburnum acerifolium</i>
Chokecherry - <i>Prunus virginiana</i>
Gray dogwood - <i>Cornus foemina</i>
New Jersey tea - <i>Ceanothus americanus</i>
Serviceberry - <i>Amelanchier arborea</i>
Fragrant sumac - <i>Rhus aromatica</i>
Yew - <i>Taxus canadensis</i>
Ground juniper - <i>Juniperus communis</i>
Round-leaved dogwood - <i>Cornus rugosa</i>
Arrow-wood viburnum - <i>Virburnum dentatum</i>
Carolina rose - <i>Rosa Carolina</i>

TABLE 3

NATIVE GROUND COVERS
Bearberry - <i>Arctostaphylos uva-ursi</i>
Canada mayflower - <i>Maianthemum canadense</i>
Bracken fern - <i>Pteridium aquilinum</i>
Bunchberry - <i>Cornus canadensis</i>
Large-leafed aster - <i>Aster macrophyllus</i>
Creeping wintergreen - <i>Gaultheria procumbens</i>
Wild ginger - <i>Asarum canadense</i>
Trout lily - <i>Erythronium americanum</i>
Canada anemone - <i>Anemone canadensis</i>
Foamflower - <i>Tiarella cordifolia</i>
Common Blue Violet - <i>Viola sororia</i>

with a minimum dimension of nine feet in any direction. Islands shall be surrounded with a 6 inch high concrete barrier curb.

2. Snow storage. Islands shall not be used for snow storage.
3. Stormwater Management. Tree islands may be used for the collection and management of stormwater runoff. Appropriate plant species for this type of application shall be used.
4. Plant materials. Plant materials used in the tree islands shall consist for plants specified in Table 2, Table 3, and Table 4. Trees shall only be of deciduous or canopy variety. Small shrubs, flowers, ground cover or turf grass shall be planted in the islands. Wood and/or stone mulch are also permitted but shall not be used as the sole surface cover.
5. Installation. Plant materials other than ground cover and turf grass in the islands shall be set back a minimum of 3 feet from the curb to avoid damage from overhanging car bumpers and doors.
6. Specifications. Plant materials other than canopy trees shall be limited to a mature height of no more than 2 feet within ten feet of any curb at a point of ingress or egress from the off-street parking area.
7. Island-End of Parking Bay. In addition to those required by the above, treed islands shall also be provided at the ends of each row of parking aisles. These islands shall be a minimum of 7 feet in width and extend the full length of the parking stalls. They shall be planted with 2 canopy trees each shall otherwise meet the requirements listed above.