

ARTICLE IV

“B-2” INTEGRATED COMMUNITY BUSINESS CENTER DISTRICT

Section 1. MINIMUM SITE AREA FOR AN INTEGRATED COMMUNITY BUSINESS CENTER DISTRICT	Section 3. “B-2” STANDARDS FOR REVIEW
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The regulations set forth in this Article or set forth elsewhere in this Resolution when referred to in this Article are the regulations in the “B-2” Integrated Community Business Center District.

Section 1. MINIMUM SITE AREA FOR AN INTEGRATED COMMUNITY BUSINESS CENTER DISTRICT

1. Establishment of a New Integrated Community Business Center.
The minimum site area of a tract proposed for an Integrated Community Business Center District shall be at least ten (10) acres in size in the vicinity of the intersection of two state or federal highways.
2. Extension of an Existing Integrated Community Business Center.
The minimum site area of a tract of land proposed for extension to an existing Integrated Community Business Center District shall contain a minimum of two (2) acres.

Section 2. “B-2” REVIEW PROCEDURE

Property proposed to be developed as an Integrated Community Business Center must be rezoned to a “B-2” District; and the decision to approve the development for issuance of a Zoning Certificate and to rezone a property to “B-2” are done concurrently through the Zoning Commission and Board of Township Trustees.

1. The owner of a tract of land proposed for a “B-2” Integrated Community Business Center District shall, prior to its development for business purposes, submit a Site Plan, pursuant to Article XIV, Section 5.3.B. (Site Plan Review), with an application for zoning amendment, pursuant to Article XVII (District Changes and Resolution Amendments), to the Zoning Commission for its approval and recommendation to the Board of Trustees. Site Plans may include a proposal to phase construction of the Integrated Community Business Center development.
 - A. It shall be the duty of the Zoning Commission to investigate and ascertain whether the proposed establishment of a new or extension of an existing Integrated Community Business Center District is a logical modification of the Township’s District Map and complies with the conditions set forth under Section 3 of this Article.
 - B. The owner shall be advised in writing of the Zoning Commission’s action and the Zoning Commission shall transmit its recommendation, together with the application, the Site Plan and amendment of the District Map pertaining to it, and the County Planning Commission recommendations to the Board of Trustees.
2. The Board of Trustees shall determine whether the proposed Integrated Community Business Center District, as shown on the Site Plan, appears to conform to the requirements of this Resolution.
 - A. Upon determination of approval, the Zoning Inspector shall amend the District Map and issue a Zoning Certificate to the proponents for the construction of the proposed Integrated Community Business Center.
 - B. Upon determination of approval with modifications, the proponents shall prepare and submit an Amended Site Plan to the Zoning Commission, which shall incorporate any changes or modifications required by the Board of Trustees. If the Amended Site Plan is found to comply

with the requirements set forth by the Board of Trustees and other applicable provisions of this Resolution, the Zoning Commission shall instruct the Zoning Inspector to amend the District Map and issue a Zoning Certificate to the proponents for the construction of the proposed Integrated Community Business Center.

Section 3. “B-2” STANDARDS FOR REVIEW

It shall be the duty of the Zoning Commission to investigate and ascertain whether the location, size and other characteristics of the site and proposed preliminary plan comply with the following conditions:

1. The proposed building or grouping of buildings conforms to the regulations prescribed for the “B-2” Integrated Community Business Center District.
2. The plan provides safe, convenient and properly arranged entrances and exits and parking.
3. The land provides for an integrated and harmonious design for the proposed building or buildings and premises which will have no adverse effects upon the adjoining and nearby residential development.
4. The plan includes provision for the attractive landscaping of the required front, side and rear yards and other unpaved areas within the proposed limits of the development.
5. The proposed plan will not adversely affect other business development within the “B-2” Integrated Community Business Center District.

Section 4. “B-2” REQUIRED CONDITIONS

Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter, or water-carried waste and must comply with performance requirements in Article IX, Section 15.