



28TH STREET

Zoning Ordinance Comparison

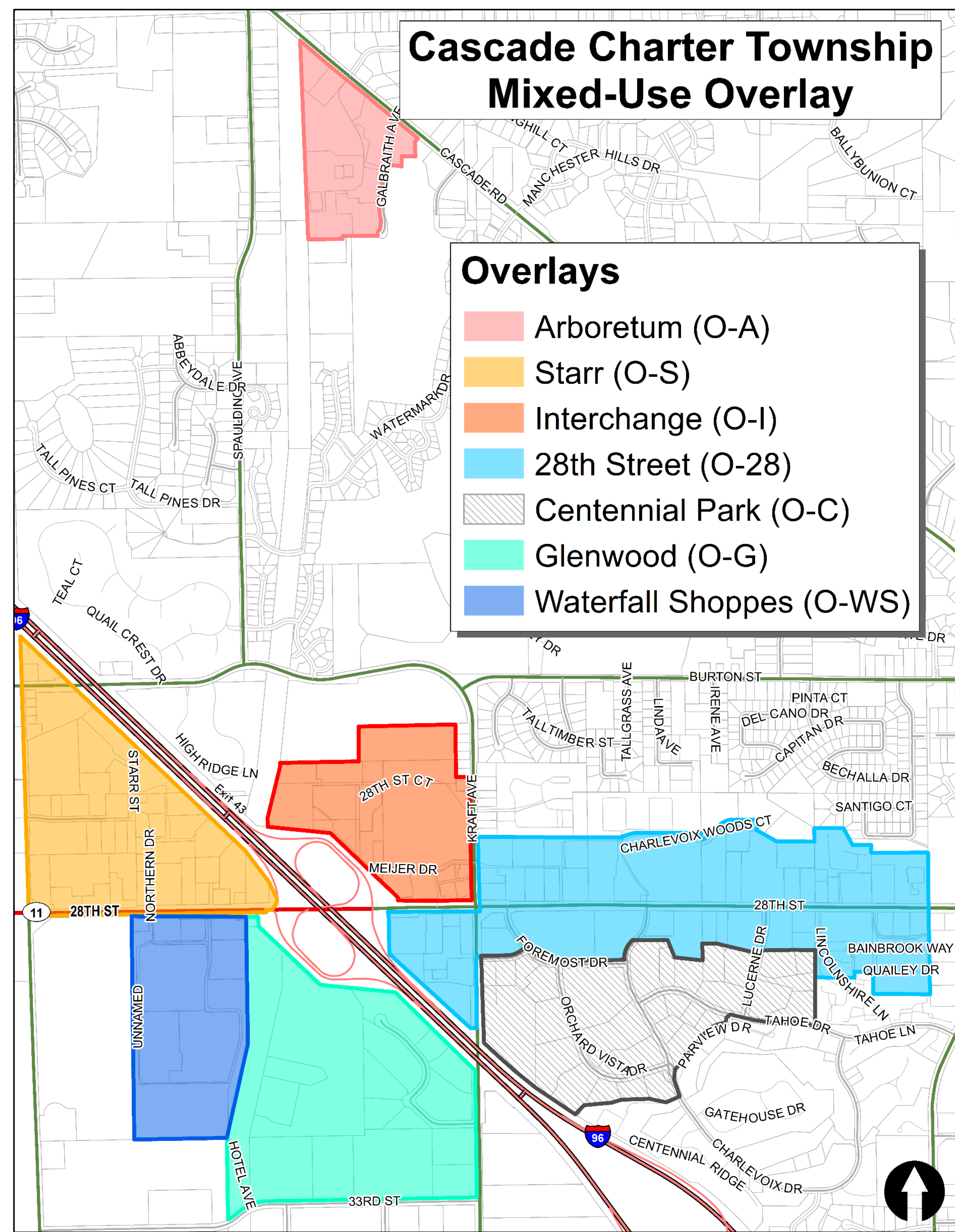
Regulation	Current Zoning Ordinance	Proposed Zoning Ordinance
Key Changes:		
<ul style="list-style-type: none"> • Introduced Mixed Use Overlays • Added residential to Starr & Glenwood • Integrated Centennial Park Overlay with updated boundaries. 		
Residential Max Density	<u>Units per acre</u> Centennial Park – 12 Starr – 0 Glenwood - 0	<u>Units per acre</u> Centennial Park – 16, 22 with bonuses Starr – 12, 20 with bonuses Glenwood - 12, 20 with bonuses
Max Height	35 – 48 feet	48 – 60 feet
Setback	Front – 100 feet Side – 25 feet Rear – 50 feet	Front – 40-50 feet Side – 10-25 feet Rear – 30 feet
Location	Chapter 10 – B-2 General Business District Centennial Park Overlay	Section 2.6 Mixed-Use Overlays Article 5 – Permitted Uses Article 7 – Overlay Districts

Proposed Zoning Ordinance Purpose and Intent

- Create a customized mixed-use zoning system.
- Establish requirements within specific commercial and mixed-use areas while simultaneously elevating public safety and appropriate Fire Department access.

The Mixed-Use Overlay Districts have been identified in the following 7 overlays:

1. 28th Street (O-28) Overlay District.
2. Starr (O-S) Overlay District.
3. Glenwood (O-G) Overlay District.
4. Arboretum (O-A) Overlay District.
5. Interchange (O-I) Overlay District.
6. Waterfall Shoppes (O-WS) Overlay District.
7. Centennial Park (O-C) Overlay District.





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The Planned Unit Development (PUD) Problem

A Planned Unit Development is a zoning tool used to provide flexibility for unique projects. Because they are unique, they have their own rules. Used correctly they are a good tool. However, they have been overused, and most of the commercial developments in Cascade are now located in PUDs. They are very specific and restrictive, making it difficult for property owners and the Township to facilitate site redevelopment.

Frequently Asked Questions

Would the proposed Zoning Ordinance displace businesses in Cascade Township?

- No. Any business legally operating in Cascade can continue to operate under the current and the proposed Zoning Ordinance.
- New zoning rules have no impact on the operation of current businesses.
- If an established business is no longer allowed in a Zone District because of a change in zoning, it is called a nonconforming use, sometimes referred to as “grandfathered” and can continue operating their business as is.
- Zoning cannot force someone to change a legally established operation or force a business to close.

I keep hearing about Commercial Overlays being part of the proposed Zoning Ordinance. What are these and why are they being included?

- Commercial overlays add zoning regulation on top of existing zoning districts to achieve specific planning goals.
- The proposed Zoning Ordinance would introduce new overlays for 28th St. and Centennial Park.
- Standards are in place for future development along 28th St., shifting away from a previous emphasis on big box stores and drive thru restaurants.

Does the new Zoning Ordinance take away personal property rights on commercial properties?

- No. The current Zoning Ordinance is so restrictive that most new commercial development was accomplished through the creation of Planned Unit Developments (PUDs).
- Minimum lot size for parcels located off 28th St. is three acres, which is larger than most family restaurants or corner stores.
- Decreasing minimum lot size to one acre allows more uses and more compact development in areas already serviced by utilities.
- There are more allowed uses in the new Zoning Ordinance than the current one, including the addition of residential in some areas on and around 28th St.

