

CHAPTER 18

“PUD-4” LOW-DENSITY OFFICE PUD DISTRICT

SECTION 18.1 DESCRIPTION AND PURPOSE. The PUD-4 zone is intended to allow developers of both individual and multi-office building projects the flexibility to design a development which respects the natural features of a site, which can be compatible in appearance and operation with nearby planned or existing residential areas, and where traditional office zoning regulations would constrain or prohibit the development of a parcel suited for office use. It is also the intent of the PUD-4 zone to allow, following review and approval of the Township Board, restaurant, retail, and service uses of a limited size in conjunction with permitted offices uses to provide on-site office workers with convenience goods and services.

SECTION 18.2 PERMITTED USES. Except as otherwise provided by this Chapter, land in the Low-Density Office Planned Unit Development zone may be used only for the purposes provided below:

1. Office uses, subject to the requirements under Section 18.5, as follows:
 - a. Professional offices of doctors, dentists, lawyers, accountants, realtors, architects, engineers, business or financial consultants or other professionals and corporate, executive, administrative, or sales office Including incidental sales of medical or dental aids.
 - b. Banks and other financial institutions. Drive-up windows and automated tellers are permitted provided they are clearly accessory to the indoor banking operations and are physically integrated with the principal building. Freestanding automated teller machines are prohibited.
2. Uses, structure and buildings which are customarily incidental to the permitted principal uses and which are approved by the Township Board.

SECTION 18.3 USES PERMITTED SUBJECT TO SPECIFIC AUTHORIZATION OF TOWNSHIP BOARD. The following uses are also permitted within the PUD-4 zone which specifically authorized by the Township Board upon the recommendation of the Planning Commission. The uses shall be developed in accordance with standards provided for PUDs and the specific standards applicable to each use as set forth elsewhere in this Ordinance, except that the Township Board in its discretion may vary those specific standards in order to achieve the intent and purposes of the PUD:

1. Restaurants (including without limitation, coffee and baked goods shops; delicatessens and similar types of sandwich shops; and ice cream and yogurt shops), subject to the requirements under Section 18.6.
2. Retail and service stores which are designed primarily to provide convenience goods and services to on-site office workers (including, without limitation, personal service establishments; dry cleaning stores; tailors and shoe repair shops; financial institutions; card and gift shops; and stores offering convenience items or convenience foods in a prepackaged form), subject to the requirements under Section 18.6.

3. Child Care Centers
4. Adult Daycare Centers
5. Patio/al fresco dining facilities

SECTION 18.4 YARD, BUILDING AND AREA REQUIREMENTS FOR ALL USES. The lot area, lot width, building setback, and yard requirements applicable within a PUD shall be determined for the PUD by the Planning Commission and Township Board, based on the application of site planning criteria to achieve integration of the project with the characteristics of the project area. In making these determinations, the criteria considered shall include the following:

1. Overall design of the project relative to its compatibility with nearby existing or proposed land uses.
2. Number, type and size of buildings.
3. Proximity to adjacent existing and future land uses.
4. Preservation of existing vegetation or other natural features on site.
5. Topography of the site.
6. Provision of water, sanitary sewer and storm sewer.

The front yard, side yards, and rear yard shall be kept clear and unobstructed and shall not be used for the storage or disposal of any materials, except in approved locations within the PUD, but shall be screened or landscaped or used for off-street parking and for loading and unloading in accordance with the purposes of the PUD.

SECTION 18.5 REQUIRED CONDITIONS FOR OFFICE USES. Office uses located within a PUD shall be subject to the following requirements and limitations:

1. All permitted office uses shall be conducted entirely within a completely enclosed building.
2. Except as otherwise approved under Section 14.17 of this Ordinance, off-street parking and off-street loading and unloading space shall be provided as required by this Ordinance.

SECTION 18.6 REQUIRED CONDITIONS FOR RESTAURANT, RETAIL OR SERVICE USES.

Restaurant, retail and service uses located within a PUD shall be subject to the following criteria, requirements and limitations:

1. In determining whether to permit a restaurant, retail or service use as part of a PUD and, if so, the type of restaurant or use and the maximum permitted size of the restaurant or use, the following criteria shall be considered:
 - a. The proximity of off-site restaurants and of similar retail or service uses, as applicable;
 - b. The number of people working at the offices within the PUD; and
 - c. The impact that the restaurant, retail or service use will have on vehicle trips in and out of the development and on traffic on nearby roadways.
2. In addition to the criteria in Section 18.6(1), to be permitted in a PUD, a proposed restaurant, retail or service use must meet all of the following standards:
 - a. If the proposed use is a restaurant, the restaurant will provide food or beverages only for consumption on or off the premises and will not have a drive-in, drive-through or drive-up facility;
 - b. The use is designed for and will primarily serve those working within the PUD;
 - c. The use is designed and will be located so that it is visually and functionally an integral part of the PUD;
 - d. The use will not substantially increase traffic volumes within the PUD or on adjacent roadways, or result in unsafe traffic situations;
 - e. The use will be located and designed to provide safe and efficient pedestrian access for office employees and persons visiting the office uses; and
 - f. The use is consistent with the purposes and intent of a PUD as provided by this Ordinance.
4. Except as otherwise approved under Section 14.17, off-street parking and off-street loading and unloading space shall be provided as required by this Ordinance.