

Central College Special Overlay District Development Standards

In order to encourage the unique "Village Center" concept as outlined in the Central College Plan, the following development standards are to apply as part of the Central College Special Overlay District and supplement or supersede the development standards required by the Community Commercial District. It is the purpose of these standards to eliminate the distinction between a freestanding use and a multiple use or shopping center. However, should individual parcels be developed with a total orientation to Sunbury Road, all of the appropriate development standards for either freestanding use or shopping center shall apply.

Permitted Uses:

1. Residential uses to include single family, two-family, and multi-family dwellings and these uses incorporated in a commercial structure.
2. Non-residential uses associated with boating, fishing, and water recreational activities not normally found in commercial areas such as bait stores and boat sales.
3. All other uses permitted in the underlying CC, Community Commercial District.

Lot Requirements:

1. Minimum Lot Area: None for both a freestanding use and multiple uses on an individual lot.
2. Minimum Lot Width: None for both a freestanding use and multiple uses on an individual lot.
3. Minimum Front Yard: Fifty feet along Sunbury Road for pavement and buildings, provided however, this requirement shall not apply to existing buildings and pavement. Along any internal street, including East and South Streets, setbacks for buildings may be zero provided the "front" of the building faces the internal street; pavement setback shall be at least 10 feet from the right-of-way.
4. Minimum Side Yard: To be determined for buildings at the time of site plan approval for individual parcels, but not to exceed the requirements established by the underlying CC District; pavement setbacks shall be at least 5 feet.
5. Minimum Rear Yard: There is no rear yard from the standpoint of setbacks since the buildings will front on Sunbury Road and an internal street.
6. Parking areas shall be no closer to main structures than 10 feet for freestanding uses or multiple use sites.
7. Outdoor storage and display of merchandise is permitted in front of and immediately adjacent to buildings provided it does not inhibit the movement of pedestrian or vehicular traffic.

Site Development Standards:

1. Signage for the purpose of identifying the building or use may be displayed on the "backs" of buildings that face Sunbury Road.
The limitations on size and height are those that would apply if the building were actually fronting on Sunbury Road.
2. A service court or loading area is not required. The servicing of buildings is expected to occur directly from the adjacent street or parking lot.
3. On-site parking requirements may be reduced by Planning Commission for any of the following grounds:
 - a. Shared parking agreements are entered into with adjacent commercial uses.
 - b. On-street parking is immediately available.
 - c. Exceptional design and layout is proposed that emphasizes the buildings and de-emphasizes parking areas.
 - d. Special parking opportunities for trailer/boat pulling vehicles are provided.
4. New Commercial buildings shall address the following design objectives in order to achieve a "Village Atmosphere" consisting of coordinated but individualized developments rather than a single unit/building shopping center.
 - a. Building styles should be varied but consistent with existing structures in the Central College area. Building styles could consist of, but are not limited to:
 - i. single story and multiple story peaked roof structures
 - ii. residential buildings converted to commercial use
 - iii. structures with mixed residential and commercial uses
 - iv. buildings shall be designed with two "fronts" so that although vehicular access might be restricted to an internal street, visibility and identification is highlighted along Sunbury Road
 - b. Individual buildings appearing to be located on individual parcels rather than one or two large multi-tenant buildings.
 - c. The number of commercial tenants per building shall be limited to three unless otherwise permitted by Planning Commission. This requirement shall not apply to existing buildings which are presently designed for more tenants.