

WC 16.11 *Special Districts*

A. Applicability

These regulations shall be applicable to all persons, firms, partnerships, associations and corporations owning, occupying or having control or management of any premises located within the City of Westfield or Washington Township planning and zoning jurisdiction.

B. Intent and Purpose

The purpose of this district is to provide for preservation areas, park and recreation areas, religious and educational institutions, and government facilities.

C. General Requirements - Prohibitions

None.

D. SD-1, Special District One.

1. The purpose of this district is to provide for the preservation and protection of open and natural areas for public use and enjoyment, necessary improvements to facilitate the public use, enjoyment and maintenance of such open and natural areas. This district shall further provide for limited uses and improvements consistent with park and recreational activities in support of and subordinate to the preservation and protection of open natural areas

2. Permitted Uses

- i. See Figure 11.38 A.
- ii. Accessory Uses and Improvements *subordinate* to the principle uses identified in Figure 11.38 A, including but not limited to:
  1. Parking areas
  2. Shelters
  3. Trails and trail support areas
  4. Educational facilities
  5. Office & Administration facilities related to the use and function of the district
  6. Storage (maintenance equipment, athletic gear, etc...)
  7. Temporary Structures
- iii. Development Standards
  1. Minimum Lot Area – None
  2. Minimum Lot Frontage on Road – None
  3. Minimum Setback Lines – All Structures
    - a. Front Yard:
      - i. Collector or Local Road: 30 Feet
      - ii. Secondary Arterial: 45 feet
      - iii. Primary Arterial: 60 feet
    - b. Side and Rear Yard
      - i. Abutting residential district: 40 feet
      - ii. Abutting any other district: 20 feet
  4. Maximum Building Height – 35 feet

5. Minimum Ground Level Square Footage – None
6. Parking
  - a. On-site parking shall be provided in accordance with the provisions of this chapter.
  - b. The Director may, in their sole discretion, reduce any on-site parking standard by up to fifteen (15) percent when a development within the SD-1 District provides alternative or innovative storm water quality or storm water management techniques.

E. **SD-2, Special District Two**

1. The purpose of this district is to provide areas and facilities for the religious and educational institutional needs of the community, as well as the active and structured parks and recreation needs of the community, both in outdoor and indoor settings.
  - i. It shall be a secondary purpose of this district to provide for opportunities for preservation and protection of open space and natural areas, as well as outdoor recreation.
2. Permitted Uses
  - i. See Figure 11.38 A.
  - ii. Accessory Uses and Improvements *subordinate* to the principle uses identified in Figure 11.38 A, including but not limited to:
    1. Parking areas
    2. Shelters
    3. Trails and trail support areas
    4. Educational facilities
    5. Office & Administration facilities
    6. Storage (maintenance equipment, athletic gear, etc...)
    7. Temporary Structures
    8. Open & Natural Areas
    9. Play Fields (stand-alone)
    10. Dormitory Housing
  - iii. Development Standards
    1. Minimum Lot Area – None
    2. Minimum Lot Frontage on Road – None
    3. Minimum Setback Lines – All Structures
      - a. Front Yard:
        - i. Collector or Local Road: 30 Feet
        - ii. Secondary Arterial: 45 feet
        - iii. Primary Arterial: 60 feet
      - b. Side and Rear Yard
        - i. Abutting residential district: 60 feet
        - ii. Abutting any other district: 30 feet
    4. Maximum Building Height – 50 feet
    5. Minimum Ground Level Square Footage – None
    6. Parking

- a. On-site parking shall be provided in accordance with the provisions of this chapter.
- b. The Director may, in their sole discretion, reduce any on-site parking standard by up to fifteen (15) percent when a development within the SD-1 District provides alternative or innovative storm water quality or storm water management techniques.

F. **SD-3, Special District Three**

1. The purpose of this district is to provide for the location of government, educational and religious institutional facilities necessary to meet the needs of the community.
  - i. The secondary purpose of this district is to provide areas and facilities for the active and structured parks and recreation needs of the community, both in outdoor and indoor settings.
  - ii. It shall further be a secondary purpose of this district to provide for opportunities for preservation and protection of open space and natural areas, as well as outdoor recreation.
2. Permitted Uses
  - i. See Figure 11.38 A.
  - ii. Accessory Uses and Improvements *subordinate* to the principle uses identified in Figure 11.38 A, including but not limited to:
    1. Parking areas
    2. Shelters
    3. Trails and trail support areas
    4. Educational facilities
    5. Office & Administration facilities
    6. Storage (maintenance equipment, athletic gear, etc...)
    7. Temporary Structures
    8. Open & Natural Areas
    9. Play Fields (stand-alone)
    10. Structured Indoor Recreation Facilities
    11. Structured Outdoor Recreation Facilities
  - iii. Development Standards
    1. Minimum Lot Area – None
    2. Minimum Lot Frontage on Road – None
    3. Minimum Setback Lines – All Structures
      - a. The Director shall determine the appropriate setbacks for all Front, Side and Rear Yard(s) for each property based upon evaluation of the proposed site plan for consistency with the surrounding development pattern.
      - b. The Director will make a written statement of context-appropriate setbacks, which may be appealed to the Board of Zoning Appeals.
    4. Maximum Building Height

- a. The Director may increase or reduce the Maximum Building Height based upon comparison of the proposed structure and the surrounding development pattern.
- b. The Director will make a written statement of context-appropriate building height, which may be appealed to the Board of Zoning Appeals.
- 5. Minimum Ground Level Square Footage
  - a. Primary Uses – None
  - b. Single-Family Detached Dwellings shall comply with SF-3 minimum ground-level square footage standards
- 6. Parking
  - a. On-site parking shall be provided in accordance with the provisions of this chapter.
  - b. The Director may, in their sole discretion, reduce any on-site parking standard by up to fifteen (15) percent when a development within the SD-1 District provides alternative or innovative storm water quality or storm water management techniques.
  - c.

G. Special District Procedures

1. Rezoning

- i. Properties requesting inclusion in any Special District shall submit an Overall Plan for approval by the Advisory Plan Commission as a precursor to the City Council’s approval of any request for a change in zoning.
  - 1. The Overall Plan required shall be submitted concurrent with the change in zoning request.
  - 2. The Overall Plan accompanying any change in zoning request may be conditionally approved by the Advisory Plan Commission, contingent on the City Council’s approval of the requested change in zoning.

2. Development Plan

- i. Development Plans may be submitted for either individual components (structures, parking areas, etc...) of a site, or for the entirety of a site.
- ii. Submittal for approval of Development Plans for individual site components shall be in accordance with the terms of WC 16.05.165

3. Overall Plan

- i. An Overall Plan for the improvement and development of the entire site over a specified extended timeframe shall be submitted in accordance with WC 16.05.165
- ii. Construction of elements of an approved Overall Plan may commence without further review or approval by the Advisory Plan Commission.
  - 1. Prior to the issuance of an ILP for any component of an approved Overall Plan, the Director may require Administrative Review of the proposed component.
  - 2. Administrative Review of any component of an approved Overall Plan shall be conducted in accordance with the standards and procedures of Development Plan Review, WC \*\*.\*\*\*.\*\*

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4. Subdivision Controls and Platting of Approved Development

- i. ~~The creation of individual lots or blocks for dwelling units shall be done in compliance with the terms of the Subdivision Control Ordinance.~~
- ii. In situations where development of a permitted use or uses within a Special District would result in the dedication of right of way along existing thoroughfares, the dedication of right-of-way for a new or anticipated thoroughfare, the provision of easements, the creation of multiple lots, blocks, or parcels within the area included within the submitted Master Plan, or any other situation where deemed necessary, the Director may require the creation and recording of a plat document in accordance with the applicable terms of the Subdivision Control Ordinance.
  - 1. The determination of the Director that a proposed Overall Plan in a Special District shall be accompanied by a plat document shall be provided in writing,
  - 2. The determination of the Director may be appealed to the Board of Zoning Appeals in the same manner as an Administrative Appeal.
- iii. No provision of this section shall waive or otherwise modify the provisions of the Subdivision Control Ordinance.

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H. Definitions

- 1. Subordinate: of less importance; secondary. Clearly a lower use of a site, parcel or property, dependent on the presence of the main use for function and support.
- 2. Overall Plan: depicts the proposed build-out of a Special District in its entirety; or, in the case of non-residential integrated centers, depicts any portion of the overall center and its relationship to the major features of the larger integrated center of which it is part.
- 3. Special District: provides for preservation areas, park and recreation areas, religious and educational institutions, and government facilities.
- 4. Tree Bank: location for temporary storage of transplanted trees, either planted in permanent or semi-permanent locations or temporarily stored above-ground.
- 5. Tree Farm – Any parcel of land used to raise or harvest trees for wood products such as lumber, posts, fuel wood, and Christmas trees where forest products are sold on-site or transported to the market.
- 6. Nursery – horticultural land; an establishment for the growth, display, and/or wholesale of plants grown on the premises, as well as accessory items (but not power equipment, such as gas or electric lawn mowers and farm implements) directly related to their maintenance.
- 7. Outdoor Recreation Facilities: A recreational land use conducted primarily outside of a building, characterized by potentially moderate impacts on traffic, the natural environment, and the surrounding neighborhood, including athletic fields, miniature golf, skateboard parks, swimming, bathing, wading and other therapeutic facilities, tennis, handball, basketball courts, batting cages, trampoline facilities. May be public or private, and may or may not be characterized by admission and use fees.
- 8. Indoor Recreation Facilities: An indoor facility, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised sports, including but not limited to basketball, ice hockey, wrestling,

soccer, tennis, volleyball, racquetball, or handball. Such facility may also provide other regular organized or franchised events, health and fitness club facilities, swimming pool, snack bar, restaurant, retail sales of related sports, health, or fitness items, and other support facilities.