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TO: Cohoctah Planning Commission
FROM: Carlisle Wortman & Associates
DATE: June 2, 2026
SUBJECT: Small Box Store Standards

On May 19, Cohoctah Planning Commission inquired regarding small box store standards within Cohoctah Township. Carlisle Wortman & Associates, has prepared the following sample writing in conjunction with the current Township Ordinance standards.

Definition:

SMALL BOX DISCOUNT STORE. A retail store with a floor area ranging from 5,000-15,000 square feet that offers for sale an assortment of physical goods, products or merchandise directly to the consumer, including food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods, with the majority of items being offered for sale at lower than the typical market price. Small box discount stores do not include retail stores that: contain a prescription pharmacy; sell gasoline or diesel fuel; primarily sell specialty food items (e.g. meat, seafood, cheese, or oils and vinegars); or dedicate at least 15% of floor area or shelf space to fresh foods and vegetables.

Article IX Settlement District Sec. 9.03 Permitted principal special uses with conditions. The following special uses of land, buildings and structures are permitted in the S Settlement District, subject to the provisions of Article XIII, "Special Uses":

P) Small Box Discount Stores

Article X Neighborhood Service Commercial District Sec. 10.03 Permitted principal special uses with conditions.

The following special uses of land, buildings and structures are permitted in the NSC Neighborhood Service Commercial District, subject to the provisions of Article XIII, "Special Uses":

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

H) Small Box Discount Stores

Article XIII Special Uses Sec. 13.29 Small Box Discount Stores

In addition to the standards contained in this Ordinance, the Planning Commission shall determine that:

- 1. No Small Box Discount Store shall be located within 2 miles of another Small Box Discount Store**
- 2. The proposed use is compatible with surrounding land uses and the character of the Township;**
- 3. The proposed development will not result in excessive concentrations of similar retail establishments;**
- 4. Traffic generated by the use can be adequately accommodated by the existing road network;**
- 5. The site design promotes pedestrian safety and accessibility;**
- 6. The building and site design provide high-quality architectural appearance consistent with surrounding development; and**
- 7. The proposed use will not adversely affect nearby residential properties through noise, lighting, traffic, or operational impacts.**

Article X – NSC Neighborhood service Commercial District Sec. 10.06 Design Standards &

Article IX – S Settlement District Sec. 9.07 Design standards

Building materials

- 1. Building material should be of high quality and durable, such as but not limited to stone, brick, glass, and metal.**
- 2. E.I.F.S. or material equivalent shall only be used as an accent material.**


Façade variation

- 1. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance, using the following architectural techniques:**
 - a. Building wall offsets (projections and recesses)**
 - b. cornices, varying building materials or pilasters used to break up the mass of a single building**
 - c. staggering of vertical walls**
 - d. providing upper-level roof overhangs**
 - e. contrasting compatible building materials**
 - f. use of variety and rhythm of window and door openings**
 - g. providing changes in roof shape or roof-line.**
- 2. Entrances shall be clearly identifiable and emphasized through the use of architectural elements including, but not limited to:**

- a. recessed entryways, overhangs, awnings, canopies, projecting rooflines, enhanced materials, increased building height, decorative lighting, or similar design features subject to Planning Commission approval.

Transparency

- 1. Ground-floor building design shall support pedestrian activity and crime prevention. This should be achieved primarily through the placement of windows and doors so that active interior uses are visible from or accessible to the street, and parking areas are visible from within the building.
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