

APPENDIX “A”

Land Development Regulations Section 4.4.12: Planned Commercial (PC) Zoning District Regulations

(A) Purpose and Intent: The Planned Commercial (PC) District provides for retail, office, and other commercial activities to be established on large sites in a well planned, functional, and aesthetically pleasing manner. The PC District shall be applied to properties designated as commercial on the Future Land Use Map where unified development is, or will be, in excess of five (5) acres; or when it is appropriate to preserve the character of certain specialty retail and office centers; or to ensure that certain high visibility areas are attractively developed.

(B) Principal Uses and Structures Permitted: The following types of uses are allowed within the PC District as permitted use:

(1) All uses allowed as such within the GC District [Section 4.4.9(B)(1) through(5)] (See *NOTE* below)

(2) Automobile brokerage, including vehicle display within an enclosed structure, but excluding any preparation, service, or repair work.

(C) Accessory Uses and Structures Permitted: The following uses are allowed when part of, or accessory to, the principal use:

(1) Parking Lots.

(2) Refuse and service areas.

(3) Provision of services and repair of items incidental to the principal use.

(4) Storage of inventory either within the same structure as where the sale of goods occurs or in a separate structure on the same parcel provided that such storage facilities are not shared or leased independent of the primary commercial use of the site.

(D) Conditional Uses and Structures Allowed: The following uses are allowed as conditional uses within the PC District:

(1) All uses allowed as such within the GC District [Section 4.4.9(D)]. (See *NOTE* below)

(2) Playhouses, Dinner Theaters, and places of assembly for commercial entertainment purposes (e.g., concerts, live performances)

E) Review and Approval Process:

(1) In established structures, uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.

(2) For any new development, approval must be granted by the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), 2.4.5(H), and 2.4.5(I).

(3) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).

(4) A Master Development Plan may be processed for large scale or phased projects.

(F) Development Standards: In addition to the development standards set forth in Section 4.3.4, the following shall apply:

(1) Special Landscape Area: Within the first ten feet (10') of the front yard setback area (abutting the property line) full landscaping shall be provided. Driveways and sidewalks shall be accommodated only when generally perpendicular to the property line.

(2) Any free-standing structure shall have a minimum floor area of 6,000 square feet; shall be architecturally compatible with other structures, shall take access from the interior circulation system of the development and shall be able to meet all code requirements if it were to be situated on an outparcel. Architectural compatibility shall be determined pursuant to Section 4.6.18.

(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.

(H) Special Regulations:

(1) Where it is appropriate to limit the type, character, or intensity of use within a PC development, this may be accomplished by affixing the added designation of "S" (Small Scale) to the PC designation (i.e. PC-S). In such designated development, the maximum floor area which can be allocated to a single tenant or specific use, singularly or in the aggregate, shall not exceed 60,000 square feet. (e.g. although retail sales may exceed 60,000 sq.ft., the retail sale of home furnishings shall not exceed 60,000 sq.ft.). [Amd. Ord. 3-91 1/29/91]

NOTE: The Planned Commercial (PC) designation refers to Section 4.4.9 General Commercial (GC) District, specifically Section 4.4.9(B)(1) through (5), for *Principal Uses and Structures Permitted* and Section 4.4.9(D) for *Conditional Uses and Structures Allowed*. Those sections from the GC zoning district regulations read as follows:

Section 4.4.9(B)(1) through (5):

(1) Contractor's Offices, including but not limited to:

- ◆ Air conditioning, general contractor, electrical, painting, and plumbing; However, any outside storage of materials is prohibited.

(2) Services and Facilities including, but not limited to:

- ◆ Auctions, barber and beauty shops and salons, caterers, dry cleaning limited to on-site processing for customer pickup only, dry cleaning, and laundry pickup stations, financing e.g. banks and similar institutions including drive-through facilities, Laundromats limited to self-service facilities, pet grooming, restaurants including drive-in and drive-through, tailoring, tobacconist, vocational schools limited to arts and crafts, business, beauty, dancing, driving, gymnastics, photography, modeling, and karate-judo, small item repair, and rental of sporting goods and equipment (such as but not limited to bicycles, skates, boogie boards).
- ◆ Abused spouse residence with forty (40) or fewer residents, galleries, broadcast studios, butcher shops, cocktail lounges, exercise facilities e.g. gyms and clubs, indoor shooting ranges, museums, libraries, newsstands, commercial or public parking lots and parking garages, theaters excluding drive-ins.

(3) Dwelling units in the same structure as commercial uses provided that more than 50% of the gross floor area is devoted to commercial uses;

Section 4.4.9 (D) Conditional Uses and Structures Allowed:

- (1) Alcohol and Drug Abuse Treatment Facilities;
- (2) Amusement game facilities limited to such uses as pinball, air hockey, electronic games, and other similar coin operated games when an attendant is on duty.
- (3) Wash establishments or facilities for vehicles;
- (4) Child Care and Adult day Care;
- (5) Clubs and Lodges; social, fraternal, and recreational;
- (6) Drive-in theaters;

- (7) Flea Markets, bazaars, merchandise marts, and similar retail uses;
- (8) Funeral Homes;
- (9) Gasoline Stations or the dispensing of gasoline directly into vehicles;
- (10) Hotels and Motels;
- (11) Free standing multi-family housing subject to the requirements of the RM District except for setback and height requirements which shall be pursuant to this section;
- (12) Recreational establishments such as bowling alleys, gymnasiums, health spas, miniature golf courses, skating rinks;
- (13) Sales and service of all terrain vehicles and personal watercraft, with no outside display, outside storage or outside service;
- (14) Vehicle care limited to the changing of oil filters, and lubrication with no mechanical work or outside storage of vehicles except as part of a gasoline station;
- (15) Veterinary Clinics.