

CHAPTER 18

ZONING

SECTION 25

PLANNED DEVELOPMENT - SHOPPING CENTERS - PD-SC

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25.1 INTENT, WHERE PERMITTED

PD-SC districts are hereby created and may hereafter be established by amendment of the zoning map to permit the development of neighborhood, community and regional shopping centers in accordance with standards set forth in the comprehensive plan. PD-SC districts are intended to serve areas not conveniently and adequately provided with a broad range of commercial and service facilities. Regulations provided are intended to encourage planned commercial centers with carefully organized buildings, service areas, parking areas and landscaped areas.

PD-SC districts shall be located in areas served by both public water and sewer systems; provided that neighborhood shopping centers may be permitted in areas not served by public water and/or public sewer systems where adequate alternative water supply and/or sewerage disposal systems are available. PD-SC districts shall have direct access to public streets adequate to accommodate traffic generated by the development.

(§ 25.1, 12-10-80)

25.2 PERMITTED USES

25.2.1 BY RIGHT

The following uses shall be permitted by right in the PD-SC district:

1. Uses permitted by right in the C-1, CO and HC districts, except for storage yards. Outdoor storage, sales or display shall be permitted only when enclosed by appropriate visual screening.
2. Energy and communications transmission facilities.
3. Public uses (reference 5.1.12).
4. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).

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- 5. Drive-through windows (reference 5.1.60). (Added 3-2-16)

§ 20-25.2.1, 12-10-80; 11-1-89; 5-12-93; § 18-25.2.1, Ord. 98-A(1), 8-5-98; § 18-25.2.1, Ord. 98-A(1), 8-5-98; Ord. 08-18(6), 11-12-08; Ord. 13-18(2), 4-1-13; Ord. 16-18(2), 3-2-16)

25.2.2 BY SPECIAL USE PERMIT

The following uses shall be permitted by special use permit in the PD-SC district:

- 1. Commercial recreational establishment included but not limited to amusement centers, bowling alleys, pool halls and dance halls. (Amended 1-1-83)
- 2. Energy and communications transmission facilities (reference 5.1.12).
- 3. Parking structures located wholly or partly above grade.
- 4. (Repealed 3-2-16)
- 5. Veterinary office and hospital (reference 5.1.11).
- 6. Tier III personal wireless service facilities (reference 5.1.40).
- 7. Storage yards.

(§ 20-25.2.2, 12-10-80; 1-1-83; 11-7-84; 11-15-89; 9-9-92; § 18-25.2.2, Ord. 98-A(1), 8-5-98; Ord. 04-18(2), 10-13-04; Ord. 08-18(6), 11-12-08; Ord. 13-18(2), 4-1-13; Ord. 16-18(2), 3-2-16)

25.3 AREA REQUIRED FOR CREATION OF PD-SC DISTRICTS

Minimum and maximum areas required for the creation of PD-SC districts shall be as follows:

	<u>Minimum</u>	<u>Maximum</u>
Village/Neighborhood center	1 acre	less than 5 acres
Community center	5 acres	less than 30 acres
Regional center	30 acres	---

(Amended 9-9-92)

25.4 SITE PLANNING - EXTERNAL RELATIONSHIPS

25.4.1 VEHICULAR ACCESS

Vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Pavement widths and strengths of both internal and external roads shall be adequate to accommodate projected traffic generated from the district.

Primary access shall be provided from roads of adequate available capacity to accommodate projected traffic. Vehicular access from minor streets through residential neighborhoods shall be generally discouraged and where permitted shall be primarily for the convenience of residential areas served directly by such roads and not for general public access.

(§ 25.4.1, 12-10-80; 9-9-92)

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25.4.2 ORIENTATION

Uses, structures and parking areas shall be oriented toward primary access points and away from adjoining residential districts.

(§ 25.4.2, 12-10-80)

25.4.3 SCREENING (Deleted 7-10-85)

25.5 SITE PLANNING - INTERNAL RELATIONSHIPS

Buildings shall be arranged in a fashion to encourage pedestrian access of customers and minimize internal automotive movement. Facilities and access routes for deliveries, service and maintenance shall be separated, where practical, from customer access routes and parking areas.

(§ 25.5, 12-10-80)

25.6 ADDITIONAL REQUIREMENTS

In addition to requirements contained herein, the requirements of sections 8.0 and 21.0 shall apply to all PD-SC districts. In addition to materials required by section 8.5.1, a transportation analysis plan shall be submitted with the application for PD-SC designation. Such plan shall show: projected automobile and truck traffic generation; internal and access point turning movement; percentage estimate of traffic distribution to and from the site on external roads; proposed improvements to the existing transportation network.

(§ 25.6, 12-10-80)