

Section 12A. - Planned commerce center (PCC).

1. Purpose:

- (a) The intent of the PCC District is to encourage the development of planned and unified office, research, business, flex use, distribution center and expanded commercial complexes at suitable locations throughout the Town in a campus-like atmosphere. A Planned Commerce Center will serve as a major source of employment and will complement the appearance and welfare of the Town through attractive design, openness, and an aesthetically pleasing environment. By the establishment of flexible design standards, this district will promote innovative planning in addressing a site's characteristics. At the same time, the Town will be assured of an optimum development by the control it exercises through site plan review and the approval of appropriate covenants.
- (b) It is the intent of this section to locate PCC districts at suitable locations within the Town. Such locations should be adjacent to or proximate to major traffic thoroughfares to facilitate access to PCC districts and should be located on parcels which would be of minimum size, as hereinafter defined, to accommodate a PCC district.

2. Definition: A Planned Commerce Center (PCC) shall be defined as follows:

- (a) A PCC is land under unified control, planned and constructed as a whole in a single development, or in development phases for buildings, related uses and facilities. All land included for the purpose of development within the PCC shall be under the control of the applicant (an individual, partnership, joint venture, or corporation; or group of individuals, partnerships or corporations). The applicant shall present legal documents acceptable to the Town Attorney to constitute evidence of the unified control of the entire area within the proposed PCC.
- (b) A PCC may include permitted and accessory uses and structures substantially related to the character of the development itself and surrounding area.
- (c) A PCC shall include a program for full provision, maintenance and operation of such areas, improvements, facilities and services for common use by the occupants of the PCC which will not be provided, operated or maintained at public expense. Applicant shall provide agreements, contracts, covenants, deed restrictions, and/or sureties acceptable to the Town for continuing operation and maintenance of such areas, functions and facilities which will not be provided, operated or maintained at public expense.

Applicants shall bind their successors in title to any commitments made under this section.

2.1. Permitted uses: No building or structure, or any part thereof, shall be erected, altered or used, in whole or part, for other than one or more of the uses below, subject to Section 19—Special Exceptions:

- (a) Business, office, governmental and professional uses.
- (b) Educational and private community medical outpatient facilities, excluding general care hospitals, with the exception of life care facilities.
- (c) Research and laboratory uses, including experimental and testing operations.
- (d) Banks and other financial institutions.

- (e) Expanded commercial and light manufacturing uses which are compatible with the PCC concept and which are approved by the Town Council.
- (f) Up to twenty-five (25) percent of the total land area of the PCC zoned parcel may be used for one (1) or more of the following standard commercial uses:
 - Barbershop
 - Bookstores, excluding "adult book-stores"
 - Business machines
 - Child care facilities and preschool facilities
 - Dry cleaning and laundry facilities
 - Electronic equipment sales
 - Exercise facilities
 - Gift shops and newsstands
 - Office supplies, excluding furniture sales
 - Pharmacy
 - Photographic equipment and supplies
 - Precision instrument and optic sales
 - Printing and copy service
 - Restaurants
 - Shoe, appliance and other repair services
 - Tailoring
 - Other standard commercial uses permitted by specific Town Council approval.
- (g) Up to twenty (20) percent of the total land area of the PCC zoned parcel, exclusive of water retention areas, may be used for residential purposes. Maximum density shall not exceed twenty (20) units/acre, exclusive of water retention areas. The aggregate of all water retention areas shall not exceed twenty (20) percent of total land area zoned PCC.
- (h) Other uses permitted which comply with the intent of the PCC ordinance with specific Town Council approval.
- (i) Flex use when the PCC is located in an area designated "Commercial Flex" on the Future Land Use Map.
- (j) Distribution center when the PCC is located in an area designated "Commercial Flex" on the Future Land Use Map.

Use Map.

- (k) Transportation facilities.
- (l) Community center or parks, public.

2.2. *Special exception uses:*

- (a) Any use which is compatible with the PCC concept and which is expressly approved by the Town Council subject to the percentage limitations set forth in subsections 2.1 (f) and (g) hereinabove.
- (b) Commercial uses in excess of twenty-five (25) percent but not to exceed forty (40) percent of the total land area of the PCC zoned parcel.
- (c) Residential uses in excess of twenty (20) percent but not to exceed sixty (60) percent of the total land area of the PCC zoned parcel.

Building setbacks and other development standards to be applied for special exception uses may be those set forth in this section, i.e., 12A or as set forth in the residential zoning districts, at council's discretion.

Notwithstanding this provision, site area and lot dimensions shall meet the requirements set forth in subsection 4 hereinbelow,

- 3. *Uses prohibited:* All uses not specifically set forth herein as permitted uses or expressly approved by the Town Council by special exception are prohibited.
- 4. *Site area and lot dimensions.* The minimum size parcel for development of land zoned PCC shall be ten (10) acres. The minimum lot size within a PCC shall be not less than twenty thousand (20,000) square feet. It is the intent of this section that a parcel zoned PCC be under unified control and be not less than ten (10) acres in size, that said parcel be planned as a whole and constructed as a whole or by phasing. Approval for development of a parcel in phases will be obtained at the time the plans for construction for the particular phase are approved.
- 5. *Building setbacks.*
 - (a) *Peripheral greenbelt.* The project area shall be enclosed on all sides by a landscaped buffer having a minimum width of fifteen (15) feet, and shall contain at least one (1) tree eight (8) feet high at maturity at least every twenty-five (25) lineal feet and a hedge not less than four (4) feet high, at the time the first building permit is pulled for a building within the PCC, and maintained at an approximate height. In lieu of a hedge, a seventy-five (75) percent opaque screen of living plant material may be utilized. When such property abuts a residential zoning district, such greenbelt shall have a minimum width of fifteen (15) and a wall, berm, or combination wall/berm having an over-all height of ten (10) feet. However, when a PCC district is separated from a residential zoning district by a street, alley, railroad, waterway, waterbody, park or other open space not intended for residential development, the peripheral greenbelt shall have a minimum width of fifteen (15) feet. No peripheral greenbelt or buffer shall be required along a railroad right of way when the property on the opposite side is not a residential zoning district. No building, parking, perimeter roadways or other paving shall be permitted in the peripheral greenbelt, except for approved access streets, bicycle paths, sidewalks and jogging trails. Such access streets and sidewalks shall be those needed to provide entry to external traffic.