
5.33. PC Planned Commercial Zone.

5.33.01. *General description.* The PC, Planned Commercial Zone, is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

5.33.02. *Uses permitted.* It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. Child day care centers shall also be permitted, provided they meet the requirements of section 4.91, "Requirements for child day care centers and group day care homes, when considered as uses permitted on review." Marinas and boat livery shall also be permitted, provided they meet the requirements of section 4.30, "Standards for marina and boat livery development," of these regulations. As per the requirements of 4.107, "Standards for use-on-review approval of public safety facilities." Since some permitted uses may be incompatible with others the developer of a planned commercial complex shall provide the planning commission with a list of uses permitted in the development which shall be compatible with each other and neighboring uses as authorized under restrictive covenants. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste), shall also be permitted. Wireless communications facilities shall be a permitted use, subject to the provisions of article 4, section 4.92.

5.33.03. *Uses permitted on review.* (None)

5.33.04. *Appropriate size.* The intent of the PC, Planned Commercial Zone is to provide the best design and coordinated arrangement of commercial buildings. It is not likely therefore, that a planned commercial development would contain less than twenty (20) acres. However, if in the opinion of the planning commission the functional design of a building grouping meets the intent of these regulations the commission may approve a planned commercial development of less than twenty (20) acres.

5.33.05. *Periphery boundary.* All buildings shall be set back at least fifty (50) feet from any peripheral boundary of the project, or any public street or road existing prior to the PC, Planned Commercial Zone.

5.33.06. *Lot coverage.* Any project divided into individual lots or building sites shall specify yard and lot coverage requirements in its protective covenants provided however, that no buildings shall cover more than fifty (50) percent of its lot at its ultimate expansion potential.

5.33.07. *Height.* In general, height shall be limited to forty-five (45) feet. However, to permit the greatest flexibility of design the planning commission may approve greater heights provided such height is an integral part of the building grouping and enhances the design of the entire project.

5.33.08. *Parking and loading.*

- A. Parking and loading requirements shall be specified in the restrictive covenants governing the development but in no case may they be less than the requirements specified in section 3.50, "Off-street parking requirements," of these regulations.
- B. No parking shall be permitted in the front yard of any structure constructed on an individual lot unless such parking area is landscaped with trees, shrubs, and grass islands to prevent the appearance of an open parking lot.

5.33.09. *Storage.* Outdoor storage shall be prohibited unless fully screened on all sides by an opaque ornamental screen.

5.33.10. *Landscaping.*

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- A. A landscape plan for the entire development shall be prepared and presented to the planning commission for approval. This plan shall show the type and location of plantings, locate and show the purpose of visual screens and establish a means to insure the accomplishment of the landscape plan.
 - B. The landscaping plan shall include but not be limited to approaches to building entrances, appropriate visual screens and any parking areas.

5.33.11. *Access.* Access to the planned commercial complex shall be designed to minimize conflicts in traffic. Insofar as possible all lots shall be designed to front on streets within the commercial development. Lots should not have direct access to existing streets, roads, or highways, except as may otherwise be approved by the planning commission.

5.33.12. *Signs.* As permitted by section 3.90, "Signs, billboards and other advertising structures," of this resolution.

5.33.13. *Administration.*

- A. A development plan for the planned commercial complex shall be submitted to the planning commission for approval as a use permitted on review.
- B. Protective covenants. All development plans shall include protective covenants for the planned commercial development. These covenants shall indicate the use and design of structures in the planned complex as well as establishing measures to protect occupants of the development from incompatible uses and structures. These covenants shall include but not be limited to:
 - 1. A statement of the purpose and function of the planned complex.
 - 2. A statement identifying the type of operations permitted listing uses permitted or performance standards required in the development. If performance standards are proposed as the criteria, a firm means of enforcing such standards must be included in the covenants.
 - 3. A list of uses prohibited in the commercial park, or a list of the type of uses or operations which would generally be considered to be incompatible with the purpose and function of the proposed development.
 - 4. Site requirements, including minimum lot size, maximum site coverage and any front, side and rear yard requirements for the development.
 - 5. Parking and loading requirements of the development insuring a standard at least equal to the minimum specified in section 3.50, "Off-street parking requirements," of these regulations.
 - 6. Restrictions on outdoor storage.
 - 7. Landscaping requirements.
 - 8. Building construction and design standards which establish specific building standards, either by construction material or performance standards, and establish criteria as well as a means of enforcing the requirements. An architect or engineer for the development or an architectural review board should approve such designs and construction plans.
 - 9. Any other consideration which may be established to better insure that the development is in accordance with the stated purpose and intent of the development.
- C. The development plan shall show all streets and suggested lots. The plan shall meet all the requirements of the minimum regulations for the subdivision and development of land in the county. All streets in any planned commercial development shall have as a minimum standard, the standards for minor collectors.

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- D. A revised development plan shall be submitted to the planning commission for approval of any changes, alterations, amendments, or extensions to the development plan. Approval of such changes may be granted if, in the opinion of the planning commission, the requested changes would be in keeping with the intent and provisions of this resolution.
 - E. No building permit shall be issued for construction of any building on the land until the planning commission has approved the development plan and a statement of approval has been affixed.
 - F. The building permit shall be revoked if construction of any part, or phase, of the development is not in compliance with the approved plans.

(Ord. No. O-96-1-102, § 1, 1-22-96; Ord. No. O-96-3-101, § 1, 4-22-96; Ord. No. O-99-9-101, § 1, 10-25-99; Ord. No. O-11-7-103, § 1(Exh. A), 8-22-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-13-8-103, § 1(Exh. A), 9-23-13; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17; Ord. No. O-19-5-101, § 1(Exh. A), 6-24-19; Ord. No. O-22-2-101, § 1, 3-28-22)