



**ZONING ORDINANCE**  
**DIVISION 708**  
**DISTRICT STANDARDS AND PERMITTED USES**

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**708.19 PCD, Planned Commercial Development**

A. Purpose and Intent.

The PCD district is intended to allow flexible site planning and building arrangements for business and commercial developments under a unified plan so that innovative land planning methods may be utilized which foster natural resource conservation and reduce traffic congestion. This may permit buildings to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale and other public benefits. All commercial building facades visible from a public street must be designed and constructed so as to meet the definition of Four-Sided Architecture, as defined in Section 724.02. In this district smaller lots than might otherwise be permitted under traditional zoning districts may be allowed; however, the purpose is not merely to allow smaller lots or reduce development requirements but to achieve other goals including the protection of sensitive environmental, historic, or aesthetic resources as well as the provision of site amenities such as parks, open space, walking trails, etc. The PCD district is not intended to encourage greater density of development, but rather to encourage ingenuity and resourcefulness in land planning techniques which result in industrial development patterns that conserve and recreate open space, reduce vehicle trips and provide quality developments which enhance the surrounding area.

B. Permitted Uses.

This district is designed to allow business/office parks and other commercial developments which are designed under a unified plan. The planned development should incorporate features such as coordinated transportation and parking networks, building design parameters and holistic landscaping themes. Allowable uses shall be adopted with the general plan or detailed plan.

C. Temporary/Conditional Uses Allowed by the Director.

1. Mobile Retail Food Establishment shall be allowed on property zoned PCD according to the restrictions listed below:
  - a) Written permission of the property owner is obtained.
  - b) Such use does not last longer than 3 days consecutively and 12 days annually.
  - c) These uses shall be located at least 50 feet from any property line and not within any public right-of-way or City owned property, unless otherwise authorized by the City.
  - d) If property is within fifty (50) feet of a residentially zoned parcel, measured property line to property line, then food truck operations shall cease at 9:00 p.m.
  - e) Adequate paved parking, ingress and egress are provided on site.
  - f) A temporary use permit is applied for and approved by the Director of the Department of Development Services.
  - g) The Board of Zoning Appeals shall not issue and are not granted the authority to issue variances to any of the regulations relating to Mobile Retail Establishments; all such variance requests must be submitted to City Council for consideration.

D. Special Uses Permitted by Board of Zoning Appeals.

Not applicable in this district.

E. Special Uses Permitted by City Council.

Only those uses delineated in the approved general and detailed plans.



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F. Accessory Structures.

1. All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines. Accessory structures may not be located within 25 feet of any residential property. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building.
2. Any accessory building in excess of 1500 square feet of gross space must meet the setback standards for a principal use and shall be architecturally compatible with the principal structure.
3. When an accessory building is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
4. No accessory building shall be constructed upon a lot before the principal building, nor shall it contain a greater floor area than the principal structure.
5. No accessory structure may exceed the more restrictive of either 35 feet or the height of the principal building.
6. Accessory structures utilizing canvas coverings, tarpaulins, sails, tents, or other nondurable materials, are considered temporary and are not permitted for long term use, as they do not meet the minimum requirements of the building code for an accessory structure. Such temporary accessory structures may only be utilized for a period not lasting longer than 14 days consecutively and 42 days annually.

G. Use Limitations.

All outside storage areas must be located in the rear yard and must be screened by a solid fence or wall no less than six feet in height. Storage of portable sanitation units, portable chemical toilets or any other container intended to hold human waste is prohibited.

H. Bulk and Area Regulations.

Minimum Tract Size: 5 acres  
Maximum Impervious Surface: 65%

I. Landscape and Buffer Requirements.

When a property in this district directly abuts a single-family residential district, a 50-foot greenbelt buffer shall be established. Such buffer must include a solid fence or wall no less than 6 feet in height. Stormwater retention facilities are not permitted within required buffers.

J. Procedure for Establishment of Planned Development District.

1. GENERAL PLAN FILED. The owner or owners of the entire tract of land proposed to be included in the planned development districts shall file a general plan with a request for a change in zoning with the Planning Commission for consideration and referral to the City Council for recommendation. Said plan shall be submitted electronically to City staff in a digital format which meets or exceeds City standards and shall contain such information and representations required or deemed necessary by the City Council, Planning Commission and Public Works Director to permit proper review. Such information and representations must include, but is not limited to, the following:
  - a) A statement describing why standard zoning districts are insufficient and how the proposed development conforms to those parameters and ideals set forth in the "Intent and Purpose" element of this district.
  - b) The general method of development and operation of the proposed general plan.

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- c) The boundaries of the tract of land included in the general plan, the computed area and the legal description thereof, the topography and other salient features of the tract by reference to a plat of survey prepared by a licensed land surveyor.
    - d) The location and extent of existing and proposed public rights-of-way, easements and water and drainage courses bounding and within the tract included in the general plan by reference to a plan or drawing.
    - e) A detailed list of allowable uses, or reference to permitted uses under a specific zoning category.
    - f) The location and type of existing buildings and structures proposed to be retained or removed by reference to a plan or drawing.
    - g) The general location of proposed buildings by reference to a plan or drawing and an indication of the use to be made of each building.
    - h) Minimum standards for lot development including setbacks, distances between buildings and house sizes.
    - i) Architectural, facade or material requirements.
    - j) The maximum floor area designated for each use.
    - k) The percentage of development maintained as open space and/or recreation areas and impervious surfaces.
    - l) Preliminary tree protection plan and screening standards.
    - m) Public transportation facilities or provisions (if any).
  2. **PLAN REVIEWED.** Said plan shall be reviewed by the Planning Commission and a determination made as to whether the proposed plan is consistent with the intent and standards of this district and whether the development of the tract serves the public welfare. Such determination shall be made after an analysis prepared by the Department of Development Services. Said analysis shall include, but is not limited to, the availability of public access and utilities to the tract, neighboring property uses, and the effect on the efficient delivery of city services. A recommendation by the Planning Commission relating to the proposed plan shall be transmitted to the City Council.
  3. **COUNCIL APPROVAL.** The City Council, upon receiving the recommendation of the Planning Commission relating to a planned development proposal, shall proceed in accordance with the requirements of law to consider amendment of the zoning map. In the event the City Council approves the general plan and changes the zoning by passing the required amendments to the zoning map, the requirements of the plan shall constitute the zoning regulations for the district and the zoning maps shall be amended.
  4. **DETAILED PLAN FILED.** Prior to the installation of subdivision improvements, a detailed plan shall be reviewed and approved by the Mayor and Council. Detailed plans shall follow the procedure described in Section 728.04, Preliminary plat and detailed plan application procedures. If approved, site development shall not be permitted in any segment of said tract until site development plans for the proposed improvements, prepared in accordance with Division 728.06, have been approved by City staff. The detailed plan shall include, but is not limited to, the following:
    - a) The location and extent of public rights-of-way, easements and water and drainage courses bounding and within the tract included in the general plan by reference to a plan or drawing.
    - b) Minimum standards for lot development.



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- c) Open space and recreation area provisions (active and passive).
  - d) Data requirements listed in Section 728.05.
  - e) Detailed landscaping plan.
  - f) Detailed architectural elevations of the proposed buildings. All commercial building facades visible from a public street must be designed so as to meet the definition of Four-Sided Architecture, as defined in Section 724.02.
5. **PLAN AMENDMENTS.** Pursuant to the same procedures and subject to the same limitations by which plans were approved and amendments to the Official Zoning Map adopted, such plans may be amended in whole or in part. Minor changes in use and intensity of use may not require an amendment to the general plan and may be submitted for approval in conjunction with the detailed plan.
- (Ord. NO. 5903, 10/14/98, Sec. 1)