

PART 404. - PLANNED DEVELOPMENT—PBD, PLANNED BUSINESS DISTRICT

Sec. 32-404.01. - Purpose and intent.

The Planned Development—Business District (PBD) is intended to provide for the flexibility of design necessary to implement the economic development goals and objectives of the County as set forth in the Comprehensive Plan. More specifically, it is intended to implement the regional employment center, office, and flexible use employment center land use classifications of the Comprehensive Plan. The PBD should be established in areas served by a freeway or interstate highway or serviced by a minor arterial or greater designation roadway. The objectives of the PBD are as follows:

1. Provide an opportunity for a planned nonresidential development which allows the mixing of commercial, research and development, office complexes, and certain types of manufacturing and related land uses;
2. Encourage the clustering of related industries;
3. Provide development guidelines which will produce a campus/park atmosphere or an integrated center for commerce and industry by establishing development standards for building setbacks, lot coverages, and permitted uses;
4. Encourage designs which will promote pedestrian access to support facilities;
5. Preserve trees and other environmental amenities;
6. Establish an efficient transportation system which supports pedestrian activities and integrates public and private transportation networks;
7. Promote the efficient use of utilities and infrastructure, and encourage architectural compatibility between and among structures within the PBD; and
8. Encourage the development of a site in a manner that promotes economical and efficient land use, an enhanced level of amenities, and variety in physical development and creative design.

(Ord. No. 04-78, 12-21-04)

Sec. 32-404.02. - Creation of district.

1. The PBD shall be created in accordance with the requirements of Part 280 of this chapter.
2. Designation of land bays within a PBD shall be made with reasonable consideration for Comprehensive Plan land use designations.

Sec. 32-404.03. - Permitted uses.

The following uses shall be permitted by right in any PBD subject to the requirements and limitations contained herein:

1. The PBD shall permit non-residential land bay designations identified in subsection 32-280.11.1(b) except that no more than 50 percent of the total land area in the proposed PBD may be designated for retail uses. Uses within each land bay designation shall be permitted by right, as secondary, or special uses, as applicable, as provided in Part 280 of this chapter, except where specifically precluded in this section.
2. Notwithstanding the uses permitted by reference to Part 280 of this chapter, the following uses are prohibited in the PBD:
 - (a) Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.
 - (b) Car wash, unless accessory to a motor vehicle fuel station.
 - (c) Cold storage.
 - (d) Commercial kennel.
 - (e) Commercial recreation (outdoor), except golf course (driving range only secondary to the golf course).
 - (f) Flea market.
 - (g) Medical care facility, specialized, unless ancillary to a hospital.
 - (h) Mobile home or office sales.
 - (i) Mortuary, funeral or wedding chapel.
 - (j) Motorcycle sales, rental or lease, service or repair.
 - (k) Motor vehicle impoundment yard.
 - (l) Motor vehicle parts, with service.
 - (m) Motor vehicle repair.
 - (n) Motor vehicle sales, rental or lease (limited).
 - (o) Motor vehicle sales, rental or lease (recreational).
 - (p) Motor vehicle service, retail.
 - (q) Motor vehicle towing.
 - (r) Nursing or convalescent facility, unless secondary to a hospital.
 - (s) Racetrack, equestrian or motorized.
 - (t) Range, shooting (outdoor or indoor).
 - (u) Self-storage center.
 - (v) Travel trailer camp or park.
 - (w) Truck stop with related facilities.

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04; Ord. No. 07-68, Attch. E, 8-7-07)

Sec. 32-404.04. - Development standards.

In addition to general provisions made applicable in Parts 250 and 280 of this chapter, the following standards shall govern development in the PBD:

1. The minimum district size shall be 15 contiguous acres.
2. There shall be no minimum lot size.
3. There shall be no minimum lot width or depth.
4. Maximum lot coverage shall not exceed 80 percent, with a minimum 20 percent maintained as open space.
5. A perimeter landscaped buffer area shall be provided in accordance with type C buffer standards of the Design and Construction Standards Manual, unless alternate compliance is otherwise approved in accordance with the Design and Construction Standards Manual. When these buffer areas contain mature trees and other vegetation adequate to screen the development from the street, such vegetation may be used to satisfy the buffer area requirement; however, when the buffer areas are devoid of any significant vegetation, landscaping as set forth in the Design and Construction Standards Manual shall be provided. These buffer areas may be crossed by necessary pedestrian, street and utility connections, and necessary temporary disturbance of these buffer areas along the edges of such connections may be permitted, provided any disturbed areas are thereafter landscaped. Except for such temporary disturbance and the installation of landscaping, these buffer areas shall remain undisturbed. Buffer areas conveyed to a homeowners association or other authorized grantee accepting the buffer area into its approved open space program may be counted as a part of the required open space.
6. Except as may be otherwise specifically provided, additional land area, which that may consist of less acreage than would be required for an initial application, may be added to an existing PBD if it adjoins an existing district, and forms a logical addition thereto. Such addition shall be treated as an amendment of the original master zoning plan.

(Ord. No. 04-78, 12-21-04)

Editor's note— Portions of § 32-280.06 which derived unchanged from Ord. No. 91-127, adopted Oct. 22, 1991, and portions of § 32-280.14 which derived unchanged from Ord. No. 96-6, adopted Jan. 16, 1996, were relocated to this section pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.