

## PART 405. - PLANNED DEVELOPMENT—PMD, PLANNED MIXED USE DISTRICT

## Sec. 32-405.01. - Purpose and intent.

The Planned Development—Mixed Use District (PMD) is intended to encourage and accommodate a mix of commercial, office, and residential development with flexibility of design necessary to implement the economic development goals and objectives as set forth in the Comprehensive Plan. More specifically, it is intended to implement the community employment center and regional employment center land use classifications of the Comprehensive Plan. The PMD provides a single zoning district which promotes an integrated business community within which businesses and residences are conveniently linked. The PMD 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 PMD are:

1. To promote a comprehensively planned business community that may include commercial services and a residential component.
2. To encourage coordination of "campus-like" office park and employment centers with residential areas, linked by pedestrian walkways through open space.
3. To reduce vehicular traffic by promoting employment and housing opportunities in close proximity to one another.

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

## Sec. 32-405.02. - Creation of district.

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

## Sec. 32-405.03. - Permitted uses, permissible land bay designations.

1. The PMD shall permit residential and non-residential land bay designations identified in subsection 32-280.11.1. Uses within each land bay designation shall be permitted by right, as secondary or special uses, as appropriate, as provided in section 32-280.11 of this chapter.
2. Notwithstanding the uses permitted by reference to Part 280 of this chapter, the following uses are prohibited in the PMD:
  - (a) Boat sales (excluding nonmotorized), rental or lease, storage, service, or repair.
  - (b) Car wash, unless accessory to a motor vehicle fuel station.
  - (c) Commercial kennel.
  - (d) Commercial recreation (outdoor), except golf courses, (driving range only secondary to

- golf course).
- (e) Flea market.
- (f) Mobile home or office sales.
- (g) Mortuary, funeral or wedding chapel.
- (h) Motorcycle sales, rental or lease, service, or repair.
- (i) Motor vehicle impoundment yard.
- (j) Motor vehicle parts, with service.
- (k) Motor vehicle repair.
- (l) Motor vehicle sales, rental or lease (limited).
- (m) Motor vehicle sales, rental or lease (recreational).
- (n) Motor vehicle service.
- (o) Motor vehicle towing.
- (p) Racetrack, equestrian.
- (q) Racetrack, motorized.
- (r) Range, shooting (indoor or outdoor).
- (s) Self-storage center.
- (t) Travel trailer camp or park.
- (u) Truck stop, with or without related facilities.

(Ord. No. 94-1, 1-11-94; Ord. No. 94-16, 3-15-94; Ord. No. 04-78, 12-21-04)

Sec. 32-405.04. - 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 PMD:

1. The minimum district size shall be 25 contiguous acres.
2. There shall be no minimum lot width or depth for non-residential lots.
3. In nonresidential areas, maximum lot coverage shall not exceed 80 percent, with a minimum of 20 percent maintained as open space.
4. 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.

5. The housing types, development standards and secondary use provisions applicable to part 306 of this chapter shall govern residential development in the PMD.
6. Nonresidential height maximums shall be as provided in Part 280 of this chapter.
7. Residential when proposed, shall not exceed 35 percent of the gross land area of the PMD.
8. 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 PMD 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. 94-1, 1-11-94)

**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. 96-6, adopted Jan. 16, 1996, were relocated to this section pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.