

Sec. 146-86. - C - Planned Center district.

- (a) *Purpose.* The "C" - Planned Center zone is designed to provide for high-intensity concentrations of shopping and related commercial activities along regional highways or large arterial roadways. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) *Permitted uses.* The following uses are permitted in the planned center district:
~~(1) Any use permitted in district "BN" - Neighborhood Business; and~~
(12) Other uses indicated as being permitted in the "C" - Planned Center zone in the schedule of uses.
- (c) *Space limits.* The following space limits shall apply to the "C" - Planned Center zone:
- (1) Minimum rear yard: 25 feet when abutting any zone requiring a rear yard; none abutting business.
 - (2) Minimum side yard: 15 feet when abutting any zone requiring a side yard; none abutting business.
 - (3) Maximum lot coverage: 50 percent.
 - (4) Maximum floor area ratio: one to 1.25.
 - (5) All other space limits identified as being applicable to the "C" - Planned Center zone in appendix F of the zoning ordinance.
- (d) *Special provisions.*
- (1) The entire parcel of land in the planned center zone shall be considered as one zoning lot in arranging buildings and other facilities.
 - (2) The commission and the council shall take into consideration the ability of nearby streets to handle traffic generated by the proposed development and shall take into consideration the effects upon the value and amenities of the nearby neighborhood residential properties and in the event of conflict between the maintenance of such values and the proposed development, shall weigh the equities between the two using the criterion of community service and maintaining the concept of the zoning plan in assessing the position of the proposed development.
 - (3) It is intended that a planned center zone be designated to carry out the objectives and planning practices established by the commission for development of the city and particularly the development of unified planned business centers, whether in single or multiple ownership, and to be so developed within a reasonable time. The district is not intended for extensive parceling-off of tracts or creation of pad sites, especially along the frontage of an arterial street, not extending the full depth of the district. The intent of the district shall be considered in determining whether any tract shall be zoned as a planned center district and its associated site plan approved. Thenceforth, any development or subdivision of the property shall be consistent with an approved

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conceptual site plan, as originally approved or as may be subsequently amended and approved.

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