

PD – Development Regulations

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

Permitted Land Uses

- Fuel Station
- Fuel Sales, Passenger Vehicles
- Office
- Personal Service
- Reception or event center, indoor
- Recreation area, private
- School, business or trade
- School, public, private or parochial
- Assisted Living Facility
- Community care facility

Uses Permitted with SUP

- Independent living
- Animal care and services, outdoor area
- Commercial entertainment, outdoor
- Funeral home or mortuary
- Office showroom/warehouse
- Reception or event center outdoor
- Self-storage
- Utility substation
- Vehicle repair, minor

Space Limits

- Minimum Lot Area: None
- Minimum Width of Lot: None
- Minimum Depth of Lot: None
- Minimum Front Yard Setback: 25'
- Minimum Rear Yard Setback: 15'
- Minimum Side Yard Setback (West): 5'
- Minimum Side Yard Setback (East): 25'
- Maximum Height: 45'

Site and Development Standards

Residential Adjacency	
When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):	
Building Stories	Setback (minimum)
1 Story	16 feet
2 Story	50 feet
3 or More Stories	2 feet of setback for each foot of building height

- Landscape Buffer and Street Buffer: 5.85' Width Street Buffer Required.

Parking:

- Fuel Station: 1 space per 250 Sq. Ft.

Architectural Standards:

- Buildings constructed on the subject property shall be required to meet the architectural requirements of Article 2, the Unified Development Code.

Fuel Station:

A facility for the retail dispensing and sale of vehicle fuels, including gasoline, gas/oil mixtures, diesel fuel, ethanol, electricity, or compressed natural gas through fixed dispensing equipment, operated by customers or employees. Accessory uses may include the sale of convenience items, food, lubricants, batteries, inspection of vehicles for state registration, car wash tunnels, and similar accessory uses.

- Where Table 2-26: Table of Uses, indicates "C":
 - Fuel pump islands shall be located at least 103 feet from a property line of a single family, duplex, triplex, and quadplex residential zone or use.
 - No more than two fueling stations may be allowed at any roadway intersection.
 - A maximum of 16 pumps per site may be allowed.