

DIVISION 22. PBC-1 PLANNED BUSINESS CAMPUS

Sec. 130-839. Purpose.

- (a) The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.
- (b) The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this district. In no case shall the PBC-1 district be less than ten acres in area.

(Code 1998, app. C, § 5.1901A; Ord. No. 07-1548, § 5.1901A, 5-3-2007)

Sec. 130-840. Permitted uses.

Use by right subject to any minimum standards as listed in section 130-2213:

- (1) Mid-rise office and residential buildings.
- (2) Hotels, motels and convention centers.
- (3) College, universities, and research centers.
- (4) Public utility facilities.
- (5) Parking lots and decks.
- (6) Freestanding restaurants (no drive through service permitted).
- (7) Mixed use centers, including residential, restaurants and retail uses provided they do not exceed 20 percent of the developed floor area of any structures located in the district.

(Code 1998, app. C, § 5.1902A; Ord. No. 07-1548, § 5.1902A, 5-3-2007)

Sec. 130-841. Administrative permits.

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.
- (2) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.

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- (3) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.

(Code 1998, app. C, § 5.1903A; Ord. No. 07-1548, § 5.1903A, 5-3-2007; Ord. No. 15-3393, exh. A(5.1903A), 9-3-2015; Ord. No. 17-3659, exh. A(5.1903A), 1-5-2017)

Sec. 130-842. Site and structure provisions.

- (a) *Maximum floor area ratio.* The maximum floor area ratio (FAR) in the PBC-1 district shall be 3.0.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
- (1) *Minimum lot width.* There shall be no minimum lot width in this district.
 - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
 - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
 - (4) *Transitional yard.* Where a PBC-1 district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
 - a. Where lots in a PBC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In a PBC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - c. In a PBC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - d. In a PBC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 65 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

(e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 75 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.

(f) *Design criteria.*

(1) *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.

(2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.

(3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.

(4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.1904A; Ord. No. 07-1548, § 5.1904A, 5-3-2007; Ord. No. 12-2777, 8-2-2012)

Secs. 130-843—130-862. Reserved.