

Sec. 8-3037. Planned unit development business (PUD-B).

(a) *Definition.* A planned, multiuse development classified as either a neighborhood community or regional shopping business center or waterfront urban center, pursuant to the designations identified in subsection (c) of this section. A PUD-B development which will consist only of a single use is not permitted within a PUD-B district.

(b) *Design standards.*

(1) Standards for planning shopping business centers shall be as follows:

a. Planned business centers shall be established according to the following standards:

Type	Shopping Center Guidelines Characteristics	Size
Neighborhood center	Sale of convenience goods and personal services such as a supermarket, drugstore, sundries and offices	Up to 45,000 square feet of leasable floor area
Community center	Neighborhood shopping plus junior department stores, variety stores, appliance and apparel stores and offices. Usually 10 or more stores	Over 45,000 and up to 200,000 square feet of leasable floor area
Regional center	Community shopping plus major department stores, furniture, restaurants, general merchandise stores and offices. Usually 40 or more stores	Over 200,000 square feet of leasable floor area

Note: The type of business center is to be identified on the preliminary development plan.

- b. Planned business center districts shall have direct access to and from arterial and/or collector streets. Individual uses within such center shall not have direct access to an existing public street abutting the center, but shall have access only via common curb cuts and drives as shown on the approved development plan.
- c. The design of a planned business center shall include provisions for the separation of truck service from customer service as well as vehicular traffic from pedestrian traffic, to the extent that it is practical.
- d. The minimum frontage of a planned business center on an existing adjacent street shall be 150 feet.
- e. Minimum development setback requirements.
 - 1. Arterial: 35 feet from the right-of-way.
 - 2. Collector: 30 feet from the right-of-way.
 - 3. Minor: 30 feet from the right-of-way.
- f. Where a planned business center abuts a residential district, side and/or rear yards shall be provided as follows:
 - 1. Neighborhood center.
 - i. Buildings: 50 feet.
 - ii. Parking areas: 25 feet.
 - 2. Community center.
 - i. Buildings: 100 feet.
 - ii. Parking areas: 50 feet.
 - 3. Regional center.
 - i. Buildings: 200 feet.
 - ii. Parking areas: 100 feet.

- g. Buffers as required by the planning commission.
- h. Height restrictions within a planned shopping business center shall be as follows:
 - 1. Neighborhood center: two stories.
 - 2. Community center: as shown on the approved PUD development plan.
 - 3. Regional center: as shown on the approved PUD development plan.
- i. Permitted uses.
 - 1. Neighborhood center: all uses permitted in the B-N zoning classifications.
 - 2. Community center: all uses permitted in the B-N and B-C zoning classifications.
 - 3. Regional center: all uses permitted in the B-N, B-C, B-G and B-H zoning classifications.
 - 4. Community and regional centers may include residential development subject to the following conditions:
 - (i) The land to be occupied by the total residential development shall not exceed 20 percent of the gross land area of the PUD-B zoning district;
 - (ii) The density of the residential portion of the development shall be as follows:
 - i. For PUD-B districts established after the date of this amendment, the density shall be established by the mayor and aldermen at the time of rezoning and shall be shown on the official zoning map (e.g., PUD-B-N-12).

- ii. For PUD-B districts existing at the time of adoption of the amendment, the density for such districts shall be as approved by the planning commission, but shall not exceed a maximum of 12 units per net acre.
- (iii) Residential development within PUD-B districts shall comply (except for density considerations) with the development standards as set forth for PUD-M zoning districts.

j. Parking.

- 1. Off-street parking spaces shall meet the requirements of article D, "off-street parking and service requirements."
- 2. Rows of parking shall provide intermittent landscaped spaces as approved by the MPC.

(2) Standards for planned waterfront urban center shall be as follows:

- a. Characteristics: mixed use development, with at least 200,000 square feet of leasable floor area devoted to retail and office uses.
- b. Waterfront urban center districts shall have direct access from a street classified as collector or higher.
- c. The design of a waterfront urban center shall include provisions for the separation of truck service from customer service as well as vehicular traffic from pedestrian traffic, to the extent that is practical.
- d. The minimum frontage of a waterfront urban center on an existing adjacent street shall be 150 feet.

- e. Minimum development setback requirements shall be as approved by the planning commission.
- f. Where a waterfront urban center abuts a residential zoning district, buildings within the waterfront urban center shall be separated from the residential district by at least 200 feet, and parking areas shall be separated from the residential zoning district by at least 100 feet.
- g. Buffers: as required by the planning commission.
- h. Height restrictions: as shown on the approved site development plan.
- i. Permitted uses: all uses permitted in the B-N, B-C, B-G, and B-B zoning classifications. Waterfront urban centers may include residential uses. The density of the residential portion of the development shall be established at the time of rezoning.
- j. Parking:
 - 1. Off-street parking spaces shall meet the requirements of article D, "off-street parking and service requirements."
 - 2. Rows of parking shall provide intermittent landscaped spaces as approved by the MPC.

(c) *Designation of districts.* The type of planned business center approved by the mayor and aldermen shall be shown on the official zoning map, according to the following citations:

- (1) *New districts.*
 - a. Neighborhood center PUD-B-N
 - b. Community center PUD-B-C
 - c. Regional center PUD-B-R
 - d. Waterfront urban center PUD-B-W

Such designations shall be followed by a notation of the approved density (i.e., PUD-B-C-12).

- (2) *Existing districts.* PUD-B districts existing at the time of adoption of this amendment shall be classified as neighborhood centers, except where an existing approved development plan is for a community or regional center.