

Sec. 8-3060. When development plans required for sites in B-N and B-C districts.

When a boundary line dividing an R-6 district or R-4 district from a B-N district or a B-C district is the centerline of a residential or minor street, then, before a building permit is issued for the development of a site within the B-N district or the B-C district, a development plan for such site shall be submitted to and approved by the metropolitan planning commission. Such plan shall be consistent with and be processed under the specific plan requirements for P districts as set forth in section 8-3031 of these regulations. In addition to the other development standards set forth in this chapter for the B-N district or the B-C district, the metropolitan planning commission may establish such reasonable design requirements and may require such buffers as it finds appropriate to protect the properties within the R-6 district or R-4 district from the blighting influences of those uses permitted in either a B-C district or a B-N district. When such development plan has been approved by the metropolitan planning commission, it shall be certified to the zoning administrator. Building permits shall be issued only for improvements and developments on the site which conform to the approved development plan.