

CHAPTER 17. ZONING.

ARTICLE 4. PLANNED DEVELOPMENT DISTRICTS.

SECTION 17-408. PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD).

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17-408.01. Definition.

The PCD district encompasses a broad range of retail and office uses with limited residential uses under a unified plan.

17-408.02. Requirements.

- A. The PCD district shall be located in urban growth areas as designated in the Comprehensive Plan or any other plan adopted by the county.
- B. At least sixty percent (60%) of the total project area shall include a commercial component.

17-408.03. Minimum Area.

- A. The minimum acreage required for the PCD district shall be five (5) acres.
- B. No minimum acreage shall be required for additions that form a logical extension or addition to an existing PCD district.

17-408.04. Water and Sewer.

- A. All uses requiring water service shall be served by public water.
- B. All uses requiring sewage treatment shall be served by public sewer.

17-408.05. Common Area.

- A. Common area shall comprise a minimum of fifteen percent (15%) of the total project area.
- B. The PCD district shall have at least twenty-thousand (20,000) square feet in greens or plazas, with the primary or central green or plaza being at least ten thousand (10,000) square feet, and all others required to meet this minimum being at least twenty-five hundred (2,500) square feet.

17-408.06. Land Uses.

See Article 6, Land Uses.

17-408.07. Development Standards.

See Article 7, Development Standards.

17-408.08. Area, Setback, and Height Standards.

See Article 8, Area, Setback, and Height Standards.