

CHAPTER 1176
(PC) Planned Commercial District

1176.01	Principal permitted uses.	1176.04	Parking and loading.
1176.02	Accessory uses.	1176.05	Special uses.
1176.03	Development standards.		

CROSS REFERENCES
General provisions - see P. & Z. Ch. 1171

1176.01 PRINCIPAL PERMITTED USES.

The following principal uses are permitted provided that they are approved as provided for in this chapter:

- (a) Retail, office and commercial establishments;
- (b) Personal service commercial establishments;
- (c) Motels and hotels;
- (d) Filling stations;
(Case 410, 6-1-78)
- (e) Service stations; and
(Case 410, 6-1-78)
- (f) Public garages.
(Case 410, 6-1-78) (Ord. 89-0-339. Passed 2-6-89.)

1176.02 ACCESSORY USES.

Only the following accessory uses shall be permitted in this District:

- (a) Uses customarily incident to all principal permitted uses; and
- (b) Temporary buildings and uses for construction purposes, not to exceed twelve (12) months.
(Ord. 89-0-339. Passed 2-6-89.)

1176.03 DEVELOPMENT STANDARDS.

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions" shall govern. In addition, the following development standards shall apply:

- (a) Minimum Land Area Requirement.
 - (1) No minimum land area shall be required.

- (b) Site Planning.
- (1) All yards within the development plan except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a minimum of fifteen (15) feet along property lines.
 - (2) The parking and loading facilities shall be a distance of at least twenty-five (25) feet from the established right-of-way line, and the building(s) or the structure(s) at least seventy-five (75) feet from the established right-of-way line per the Official Thoroughfare Plan or the recorded plat. (Case 443, 4-2-80) (Ord. 89-0-339. Passed 2-6-89.)
- (c) No sexually oriented business can be located within a 500-foot radius of any other such establishment. No sexually oriented business can be located within a 500-foot radius of the grounds of any public or private school, kindergarten, nursery school, public park, church or church grounds, any residence or residential district or any dwelling located on an agricultural district. (Case 429, 6-20-79) (Ord. 2000-0-1159. Passed 1-10-00.)

1176.04 PARKING AND LOADING.

The provisions of Chapter 1185, "Parking and Loading" shall apply, except that off-street loading space shall be provided with area, location and design appropriate to the needs of the development and specific uses within it, and the space designated for off-street loading shall not be used for off-street parking.

(Ord. 89-0-339. Passed 2-6-89.)

1176.05 SPECIAL USES.

The following shall be permitted as a special use:

- (a) Sexually oriented businesses (as restricted in Section 1176.03).
- (b) Fraternal organizations, service clubs and other nonprofit organizations in accordance with the provisions of Chapter 1135. In addition to the criteria set forth in Chapter 1135, the parking requirements have to be reviewed yearly.
- (c) Places of worship.
(Ord. 2000-0-1159. Passed 1-10-00.)