

**Section 510. - Planned commercial development (PCD).**

*510.1. Intent.* It shall be the intent of this zoning district to promote and encourage the clustering of commercial uses which occur along arterial thoroughfares; to promote and encourage the infill of commercial uses between existing commercial uses along arterial thoroughfares; to limit the number of access points from PCD to an arterial thoroughfare; to limit commercial development which occurs outside the CBD to areas on an arterial thoroughfare adjacent to existing commercial development.

The regulations which apply within this district are designed to encourage the formation and continuance of a stable, economically healthy and compatible environment for commercial and service uses that are located so as to provide the city with convenient, safe, attractive and efficient shopping and service facilities. These regulations are also intended to reduce traffic congestion, provide adequate off-street parking, prohibit the expansion of "strip" type business areas beyond existing "strip" development and to discourage encroachment by other uses capable of adversely affecting the commercial character of the district.

The PCD district is also intended to encourage the best possible site plans and building arrangements under a plan of development rather than under lot-by-lot regulations. The developer benefits from better land utilization, economy in the provision of roads and utilities and flexibility in design. The city gains the advantage of variety in building types, compatibility of use and optimum community development. The planned commercial development is intended to encourage ingenuity and resourcefulness in land planning and to assure the provision of adequate land facilities for the use of the occupants of the development.

*510.2. Ownership control.* All of the land in a planned commercial development shall be owned initially by an individual, by a corporation or some other legal entity. Individual properties may be sold after a final plat has been recorded with the properties subject to private deed covenants that assure the continuance of the Planned Development as originally approved and developed.

*510.3. Permitted uses.* The following uses shall be permitted as a matter of right in the PCD district:

- A. Retail business;
- B. Service business;
- C. Office space for governmental, business, professional or other purposes;
- D. Publicly owned building, facility or land;
- E. Restaurant, cafe, hotel or motel;
- F. Ambulance service or rescue squad;
- G. Licensed day care center;
- H. Medical or dental services;
- I. Amusement or commercial recreational facilities;
- J. Animal hospital, commercial kennel (minimum of three acres of land), veterinary clinic;
- K. Art, music or other studio;
- L. Newspaper publishing facility;
- M. Financial institution;
- N. Car wash;
- O. Farmer's market;
- P. Commercial greenhouse or nursery;
- Q. Self-service storage facilities (mini-warehouses);
- R. Funeral home;
- S. Residential dwelling, provided the existing structure was originally constructed as a residential dwelling (single- or multi-family) and is located on West Poplar Street or West Solomon Street.

*510.4. Physical requirements.* Unless otherwise specified in this ordinance uses permitted in the PCD district shall conform to the following standards:

- A. *[Compatibility:]* The development shall be compatible with the topography of the land and shall preserve any unusual topographic or natural features;
- B. *[Neighboring properties:]* The development shall not adversely affect the developed or undeveloped neighboring properties;
- C. *[Design, development features:]* The development shall utilize design and development features that would not be possible by the application of lot-by-lot zoning district regulations;
- D. *[Public facilities:]* Water, sanitary sewer and other public facilities shall be adequate for the proposed development;

- E. *Minimum lot width measured at building line:* 100 feet;
- F. *Minimum front yard:* 15 feet;
- G. *Minimum side yard:* 15 feet;
- H. *Minimum rear yard:* 30 feet;
- I. *Maximum building height:* 35 feet;
- J. *Maximum lot coverage by impervious surface:* 80 percent;

510.5 *Storage.* No storage shall be permitted on the lot unless in a fully enclosed building.

510.6 *Parking.* No automobile parking or service areas will be permitted within the required front yard setback or within 30 feet of the property line of an adjoining residential zoning lot. Parking and services areas must be separated from adjoining residential lots by a suitable planting screen, fence or wall at least six feet in height above finished grade. The above-required screen, fence or wall must provide for a reasonable visual separation between the properties.

510.7 *Loud speaking systems.* No outside loud speaking system shall be utilized prior to 7:00 a.m. or after 9:00 p.m. if directly adjacent to a residential zoned use.

510.8 *Lighting.* All lights or lighting arrangements for purposes of advertising, security or night operations must be directed away from adjoining or nearby residential zoning lots.

510.9 *General deed covenants.* The entire planned commercial development shall be included within private deed covenants running with the land to assure the continuance of the planned commercial development in accordance with approved plans and development, unless waived by the zoning administrator.

510.10 *Development in stages.* The entire planned commercial development may be divided into logical geographical sections with specific and reasonable periods within which the development of each section must be commenced and completed subject to approval of the City of Griffin Development Review Committee (DRC).

(Ord. No. 04-22, §§ 1—3, 9-14-2004; Ord. No. 09-12, § 1, 7-28-2009)