

6.4 Common Areas and Service Facilities.

(a) All mobile home parks shall provide safe and convenient vehicular access from abutting public streets to each mobile home lot by means of an interior street system. Development entrances shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets. No parking shall be permitted on the development entrance street for a distance of 50 feet.

(b) A minimum of 100 square feet of common recreation area shall be provided for each mobile home lot. No single outdoor recreation area shall contain less than 5,000 square feet. Recreation areas shall be free of traffic hazards and centrally located where possible to insure privacy and access for residents of the park.

(c) All mobile home developments shall have a community building containing office facilities for project management. Sufficient storage buildings for maintenance equipment and supplies shall be provided.

(d) Storage, collection, and disposal of refuse in the mobile home park shall be conducted in a manner to prevent health hazards, rodent harborage, insect breeding areas, accident or fire hazards, and air pollution. Facilities shall not be located so as to be a nuisance to residents or neighbors.

SECTION 7: PCD DISTRICT: PLANNED COMMERCIAL DEVELOPMENT

7.1 Purpose. The planned commercial development district is an alternative to strip commercial development and conventional industrial districts designed and approved in accordance with a comprehensive development plan. The minimum district area is small and may be appropriate for infill projects along major roadways; however, it should not be applied in a manner that promotes the problems associated with a strip development.

7.2 Uses Permitted. A variety of non-residential uses shall be permitted in the district, including retail sales and services, business services, professional services, personal services, A-1 and A-2 restaurants, shopping centers, service stations and light vehicular service activities as part of a shopping center, clubs, lodges, schools, day care centers, parking lots, industrial manufacturing, and warehousing, parking garages, and other uses similar in character and consistent with the Comprehensive Plan.

7.3 Design Criteria.

(a) The proposed development shall be compatible with existing and planned land uses on surrounding properties and with public facilities in the area.

(b) Compatibility of architectural design, appearance, and signage within the entire development, including free-standing structures such as service stations and restaurants shall be required. The internal street system shall be an integral feature of the overall design, designed for the efficient and safe flow of vehicles.

(c) Architectural compatibility with the surrounding neighborhood and community, including colors, materials, architectural style, and details, shall be achieved as far as is practical. Building structures shall be well integrated and oriented to the natural and topographic features of the area.

7.4 Minimum District, Lot, and Building Requirements.

(a) The minimum district area shall be one acre under individual, joint, or corporate ownership. In areas where shopping centers are shown in the Comprehensive Plan, the minimum district area shall be sufficient to adequately accommodate the type of shopping center planned. Modifications to the minimum district area may be permitted upon specific findings that the proposed district area and the proposed use are in the public's interest.

(b) All buildings shall be set back at least 25 feet from any district perimeter. Building coverage within the district shall not exceed 50% of the entire site. A minimum of 25% of the entire parcel shall be developed or preserved as landscaped open areas.

(c) The vehicular and pedestrian circulation plan shall adequately separate vehicular and pedestrian circulation, provide pedestrian access patterns to pedestrian oriented areas of the development, and provide for separation of service and delivery areas from customer parking areas and other vehicular and pedestrian circulation areas.

(d) No mechanical equipment, tank, duct, elevator, enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building in a manner exposing them to public view. Roof storage is prohibited.

(e) All uses shall be conducted entirely within an enclosed building, except storage. Outdoor storage of merchandise is permitted, provided the storage area is completely enclosed by walls, fences, buildings, landscape screening, or a combination thereof. Walls or fences shall not be less than six feet in height, and no merchandise, material, or equipment shall be stored to a height greater than any adjacent wall, fence, building, or landscape screening.

(f) Public utility systems and services shall be located underground within the boundaries of the development.