

**Section 4.131. PDC - Planned Development Commercial Zone.**

The requirements of a PDC Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

(.01) The following shall apply to any PDC zone:

A. Uses that are typically permitted:

1. Retail business, goods and sales.
2. Wholesale showrooms.
3. Offices and clinics.
4. Service establishments.
5. Any use allowed in a PDR Zone or PDI Zone, provided the majority of the total ground floor area is commercial, or any other commercial uses provided that any such use is compatible with the surrounding uses and is planned and developed in a manner consistent with the purposes and objectives of Section 4.140. However, the uses listed as prohibited below shall not be permitted.
6. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses.
7. Temporary buildings or structures for uses incidental to construction work, which buildings or structures shall be removed upon completion or abandonment of the construction work.
8. Churches.
9. Those uses that are listed as typically permitted in Section 4.131.05(.03), as well as the following additional uses when conducted entirely within enclosed buildings:
  - a. Automotive machine shops
  - b. Automotive detail shops
  - c. Repair shops for:
    - i. electronics;
    - ii. boats;
    - iii. appliances;
    - iv. light equipment;
    - v. yard equipment;
    - vi. other related types of repair shops.
  - d. Fabrication shops including:
    - i. cabinets;
    - ii. sheet metal;
    - iii. counter tops;
    - iv. closet systems;
    - v. other related types of work.
  - e. Marine equipment – supply and repair

(.02) Prohibited uses.

- A. No body/fender repair shops shall be permitted unless all operations are conducted entirely within enclosed buildings and meet the performance standards of Section 4.135(.05). The storage and parking of damaged vehicles shall be screened to assure that they are not visible off-site.
- B. No used car sales shall be permitted, except in conjunction with new car dealerships within enclosed buildings.
- C. No wrecking yards shall be permitted.
- D. Retail operations south of Boeckman Road and having more than 50,000 square feet of ground floor building area shall only be permitted where it is demonstrated to the satisfaction of the Development Review Board that the following standards will be met. For purposes of these standards, service activities, offices, and other non-retail commercial ventures shall not be considered to be “retail operations.”
  - 1. That the majority of the customers for the proposed use can reasonably be expected to come from no further than five (5) miles from the proposed development site; and
  - 2. That the site design, architecture, landscaping, and pedestrian amenities are compatible with the surrounding neighborhood.
- E. Any use that violates the performance standards of Section 4.135(.05), other than 4.135(.05)(M.)(3.).

(.03) Block and access standards:

- 1. The Development Review Board shall determine appropriate conditions of approval to assure that adequate connectivity results for pedestrians, bicyclists, and motor vehicle drivers. Consideration shall be given to the use of public transit as a means of meeting access needs.
- 2. Where a residential development, or mixed-use development including residential development, is proposed in a PDC zone, the Development Review Board shall assure that adequate connectivity is provided meeting the standards of Metro’s Urban Growth Management Functional Plan.
- 3. Where a residential development, or mixed-use development including residential development, is proposed in a PDC zone, and the application includes a land division, the following standards shall be applied:
  - a. Maximum spacing between streets for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard. [Amended by Ordinance No. 538, 2/21/02.]

- b. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.

*[Section 4.313.05 PDC Town Center omitted per Ordinance No. 835, 05/06/2019]*