

Section 5.19B PBC-2 Planned Business Campus

5.1901B PURPOSE

The purpose of the PBC District is to provide for Class A office space with supporting uses in a campus type setting. This District is located particularly near the intersection of major arterials or a major and a minor arterial. . The PBC District is intended to provide flexibility in meeting the needs of both the public and private sectors for large scale office development.

The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this District. In no case shall the PBC District be less than 20 acres in area.

5.1902B PERMITTED USES - Use by Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. High-rise office and residential buildings.
2. Hotels, Motels and Convention Centers.
3. College, Universities, and Research Centers.
4. Public Utility Facilities.
5. Parking lots and decks.
6. Freestanding Restaurants (no drive through service permitted)
7. Mixed use centers, including residential, restaurants and retail uses provided they do not exceed 20 percent of the developed floor area of any structures located in the District.

5.1903B Temporary Uses - None

5.1904B SITE AND STRUCTURE PROVISIONS

- A. Maximum Floor Area Ratio – The maximum floor area ratio (F.A.R.) in the PBC District shall be six (6).
- B. Minimum Lot Area
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
 1. Minimum Lot Width – There shall be no minimum lot width in this district.
 2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
 3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
 4. Transitional Yard - Where a PBC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
 - a. Where lots in a PBC District front on a street and at least eighty (80) percent of the frontage directly across the street between

two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

- b. In a PBC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- c. In a PBC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- d. In a PBC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
- e. Where a building is taller than 65 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

No building or dwelling for residential or business purposes shall exceed two hundred (200) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.

F. Design criteria

- 1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
- 2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
- 3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
- 4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations