

Sec. 4-8 Development Standards in PUD-CC Districts.

Within PUD-CC districts, the following provisions shall apply:

- a. Minimum Acreage Required: A PUD-CC district shall consist of not less than three (3) acres.
- b. Plans Required: Before the issuance of any development permit within a planned unit commercial center district (PUD-CC), generalized and specific land use development plans for the site shall be submitted to and approved by the MPC. The development plan review shall follow the review procedures as set forth for Planned Unit Developments in Section 8-3032.
- c. Generalized Land Use Plan Content: A generalized plan shall be submitted with the application for rezoning. The MPC shall review the plan and submit its recommendations for such plan to the Chatham County Commissioners along with its recommendation on the rezoning of the property.

The generalized land use development plan shall show the traffic circulation plan; the location of buffer areas; areas designated for retail, business, office and residential uses; net residential dwelling unit densities; and such other information as is also required for Planned districts under the requirements of Section 80-3030.

- d. Uses Permitted: Within a PUD-CC district, only the following uses shall be permitted:
  - (1) Retail business-service and office uses:
    - a. Lodging facilities. Hotels/motels.
    - b. Cultural facilities. Art galleries, museums, theaters, libraries, churches, public and private schools, teaching of music, voice, and dance, and child care facilities.
    - c. Offices of health services/practitioners. Hospitals, physicians, surgeons, dentists and dental surgeons, osteopathic physicians, chiropractors and other licensed practitioners similar to those listed, laboratories serving professional requirements for dentists, physicians, and environmental assessments.

- d. Physical fitness and health service clinics. Including a pharmacy and incidental sales as an accessory use.
- e. General office uses. Including but not limited to administrative, sales representatives, legal service, engineering and architectural, accounts, auditing, bookkeeping, finance, real estate, insurance and personal services.
- f. Amusement and recreation. Theater, tennis, bowling, billiards, video and mechanical amusement games.
- g. Retail sales and service. Including but not limited to food stores, drug stores, clothing stores, home furnishings and hardware, specialty shops, craft shops, photography studios, art studios, antique shops, gift and floral shops, bookstores, office supplies and equipment, and outdoor sales incidental to permitted principal uses.
- h. Eating and drinking establishments. Restaurants, cocktail lounges, nightclubs, taverns, and package stores.
- i. Personal service shops. Barber shops, beauty shops, shoe repair, dry cleaning and Laundromats pickup stations, watch repair, and services, of a similar nature.
- j. Printing or letter shops.
- K. Off-street parking lots/garages.
- l. And similar uses approved by the Metropolitan Planning Commission.

(2) Residential uses:

Multifamily dwellings including townhouses, flats, apartments, or condominiums.

e. Specific Development Plan Design Standards for Designated Residential Areas:

(1) Open Space Requirement. Common open space shall be not less than twenty (20) percent of the total designated residential area exclusive of streets, drives and parking areas. Adequate common open space shall be provided to meet the recreational needs for the residents of the development.

(2) Density:

a. The net dwelling unit density for the designated residential area shall be established at the time of rezoning. The MPC shall recommend a density as part of its Generalized Land Use Plan review for consideration by the County Commissioners.

b. The dwelling unit density as approved by the Chatham County Commissioners shall be placed on the official zoning map along with the PUD-CC district.

c. Residential density calculations may include up to twenty (20) percent marshland or wetlands (6' MSL or less) located within a designated residential area.

(3) Buffer. All buffers and screening shall be as required and approved by the Planning Commission and shall be shown on the approved specific development plan.

A fifty (50) foot natural or landscaped buffer shall be provided between designated residential development and areas designated for retail, business and office uses within the PUD, excluding portions abutting a street right-of-way. Such buffer is to be maintained as part of the common open area for the development.

(4) Street Frontage.

a. Along major arterial streets, curb cuts shall generally be limited to one (1) per each two hundred fifty (250) linear feet of frontage.

- b. The minimum building setback requirements are as follows:
  - 1. Major arterial – Thirty-five (35) feet from the right-of-way;
  - 2. Collector – Twenty (20) feet from the right-of-way;
  - 3. Minor – Fifteen (15) feet from the right-of-way.

(5) Spacing of Buildings.

The minimum spacing between multifamily buildings shall be not less than twenty (20) feet; provided, however, where the front of a building faces the rear of a building the space between the front and rear of such building shall be not less than fifty (50) feet.

(6) Parking.

- a. Off-street parking spaces shall meet the requirements of Article D, “Off-street Parking and Service Requirements.”
- b. Rows of parking shall provide intermittent landscape spaces.
- c. Parking shall be provided within a walking distance of two hundred (200) feet from the nearest parking space to the main entrance of the building intended to be served.
- d. Parking lots shall be designated so that vehicles are not required to back into a street.
- e. Parking lots shall be separated from the street right-of-way by a natural or landscaped open space area of not less than ten (10) feet in width.

(7) Preservation of Common Areas. The developer or homeowner's association established by the developer, by recorded deeds, plats, covenants and restriction running with the land, shall preserve and maintain for the owners and occupants of the units the land set aside for open space, parks, or recreational use, and common off-street parking spaces established for the development, unless such responsibility is legally assumed by a unit of government.

f. Specific Development Plan Design Standards for Designated Retail, Business and Office Uses:

- (1) Location. The location and arrangement of all permitted uses, and the design and construction of all buffer areas shall be in accordance with the generalized development plan as approved by the Planning Commission.

Buildings shall be located not less than one hundred twenty-five (125) feet from buildings located within a designated residential development area and not less than sixty (60) feet from internal access roads and parking areas located within a designated residential development area.

- (2) Street Frontage.

- a. Provision shall be made for the separation of truck service from general vehicular traffic as well as separation of vehicular traffic from pedestrian traffic, to the extent practical.
- b. Except as set forth herein, minimum building setback requirements shall be as approved by the Planning Commission and shall be shown on the approved specific development plan.

- (3) Parking.

- a. Off-street parking spaces shall meet the requirements of Article D, "Off-Street Parking and Service Requirements."
- b. Rows of parking shall provide intermittent landscaped spaces.
- c. Off-street parking spaces and driveways for non-residential uses shall be not less than fifty (50) feet from a residential building located within a designated residential development area.
- d. Parking lots shall be separated from the street right-of-way by a natural or landscaped open space area of not less than ten (10) feet in width.

- (4) Buffers and screening. All buffers and screening shall be as required and approved by the Planning Commission and shall be shown on the approved specific development plan.

A fifty (50) foot natural or landscaped buffer shall be provided between designated residential areas within the PUD and retail, business and office uses within the PUD, excluding portions abutting a street right-of-way. Such buffer is to be maintained as part of the common open area for the development.

Outdoor sales. All outdoor sales areas shall be visually screened from any adjoining use by landscaping or an architecturally designed fence, as approved by the MPC.

- (5) Environment. All buildings shall be constructed and uses and facilities shall be operated in a manner so as not to emit smoke, odor, or create objectionable noise or waste material.
- (6) Storage. Storage of all products, goods, and materials shall be within an enclosed building unless otherwise approved by the Planning Commission.