

**CITY OF POWELL
DRAFT REVISION TO MODIFY PERMITTED
AND CONDITIONAL USES**

REVISION SECTION 1143.15 PC-PLANNED COMMERCIAL DISTRICT**

(a) Official Schedule of Permitted Uses and Dimensional Requirements.

PERMITTED USES:

Retail sales
Convenience business
Commercial establishments
Office uses
General business
Office type business
Office research centers
Services business
Clubs
Personal services
Commercial recreation and
entertainment facilities
Churches
Single-family residences,
attached or detached
Two-family residences
Multifamily residences
Zero lot line dwellings
Apartment residences
Cluster homes, patio homes,
common wall homes, or any
reasonable variation on these
themes
Elderly households
Elderly housing facilities
Life-care facilities
Congregate housing
Convalescent homes
Nursing homes
Homes for children or the aged
Kindergarten or child day-care
Agriculture
Accessory buildings and uses.
Community facilities such as
libraries, offices, or
educational facilities operated
by a public agency or government
Motels, hotels, restaurants
Medical, dental office facilities
and laboratories
Hospitals and clinics
Regional health care and
retirement centers/communities

CONDITIONALLY PERMITTED USES:

Roadside sale of agricultural
products produced on the
premises
Free-standing on-premises signs;
Cemeteries
~~Parking lots or storage areas
for boats and/or recreational
vehicles~~
Amusement arcades
Home occupations
Class I, Type B group residence
facilities (5 or less
residents

(cont.) PERMITTED USES:

CONDITIONALLY PERMITTED USES

Country clubs, golf courses
Conference facilities
Commercial and Noncommercial
playgrounds, playfields, and
picnic areas
Automotive, mobile home, travel
trailer, and farm implement sales
Highway business
Auto service stations
Automotive repair
Plant materials nursery
**PET DAY CARE AND
ADOPTION FACILITIES
VETERINARIAN'S OFFICES, CLINICS
HOSPITALS FOR SMALL ANIMALS
WITHOUT KENNELS**

MIN. STREET FRONTAGE:	160 feet
MIN. DISTANCE BETWEEN BUILDINGS:	50 feet
MINIMUM SIDE YARDS:	25 feet*
MINIMUM FRONT YARD: (See also Section 1145.27)	60 feet
MINIMUM REAR YARD:	30 feet
MAXIMUM LOT COVERAGE:	20%
MAXIMUM BLDG HEIGHT:	
(a) principal bldgs:	35' and no more than two (2) stories.
(b) accessory bldgs:	18 feet
MINIMUM FLOOR AREA PER DU:	3BR: 1000 s.f. 2BR: 800 s.f. 1BR: 600 s.f. Min: 1500 s.f. per building

NOTE: For all residential uses there shall be no more than four (4) dwelling units attached side-by-side, and a total of no more than eight (8) dwelling units in any one structure.

MAXIMUM BUILDING DIMENSION 150 feet

MINIMUM CHURCH SITE: 5 acres plus one (1) acre for each 100 permanent seats over 300 in the main assembly area.

* Except for zero lot line development.

** Refer to Section 1143.08(b) for additional information

- (b) Supplemental Regulations for the Planned Commercial District.
(1) Auto service stations, highway business, automotive repair

facilities, commercial recreation or entertainment facilities, and automotive, mobile home, travel trailer or farm implement sales, shall not be permitted inside the "through traffic free zone" as defined in the comprehensive plan.

- (2) All apartment uses in a planned commercial district shall be located inside the Old Powell through-traffic-free zone, shall be subservient to the commercial use of the district, and shall be executed in a "village" setting, that is, attached to, or above, such commercial uses, and not as independent isolated structures; Approval shall be contingent upon adequacy of existing streets and/or completed bypass or parkway routes to accommodate the projected traffic generated by such uses.
- (3) No commercial or business activity shall be conducted in a unit designed for residential use without the consent of the Planning and Zoning Commission.
- (4) Service areas, loading docks, and off-street parking/waiting stalls for all drive-in or drive-through businesses shall be located at the rear of the primary structure and shall be screened from view from surrounding streets and properties by walls, fences, or shrubbery.
- (5) Gasoline service stations shall locate their service areas, including pumps, in the rear yard area of the site, unless such service areas are effectively screened from view from surrounding public streets and adjacent properties.
- (6) Outdoor storage and display of merchandise on public sidewalks shall be prohibited unless written application is made to and approval is granted by the Zoning Administrator.
- (7) Except as specifically permitted herein, no mobile home or mobile office structure shall be placed or occupied in this district.
- (8) Where non-residential building facades are visible from a residence, residential zone, residential area of a planned district, church site, public and/or private parkland, and/or public road, these facades shall be of natural materials: wood, brick, stone, or rough-split block.
- (9) All non-residential buildings in the planned commercial district shall have their roof eaves lines at the first floor level, and shall have pitched, gabled, or hipped roofs of natural slate, wood shingles, or standing seam copper or other metal.
- (10) All non-residential buildings in the planned commercial district on sites that abut Powell Road west of Sawmill Road and/or Sawmill Parkway, shall be no less than 100 feet apart and shall be setback no less than 200 feet from the centerlines of such roads. No less than eighty (80) percent of the area between buildings along these roads, and between such buildings and these roads' right-of-ways shall be in green lawn, natural woodlands, lakes, farmland or pasture. These areas shall be enclosed in three-or-four rail, white or black board fences, or three-or-four rail natural split-rail fences.
- (11) All parking areas are to be interior to building groups, or behind three-or-four rail natural split-rail fences, or three-or-four rail, white or black board fences, or otherwise hidden by earth mounding, screen walls, or dense shrubbery from sight from adjacent sites and from nearby public roads, and designed and located for minimum impact on adjacent residential areas. (Amendment by Ordinance 91-40)

CITY OF POWELL
DRAFT REVISION TO MODIFY PERMITTED
AND CONDITIONAL USES

REVISION SECTION 1143.16 PI-PLANNED INDUSTRIAL DISTRICT**

(a) Official Schedule of Permitted Uses and Dimensional Requirements.

PERMITTED USES:

Wholesale business
Food processing
Light manufacturing, processing,
and assembly
Warehousing and/or distribution
Maintenance and storage
Non-personal services
Professional and trade offices
Service and repair activities
Research industry and facilities
Supply yards
Business offices
Auto service stations
Automotive repair
establishments
Agriculture
Churches
Manufactured home parks
Mobile home parks
Plant materials nursery
Accessory buildings and uses
Country clubs, golf courses
Commercial and Noncommercial
playgrounds, playfields, and
picnic areas
Commercial recreation and
entertainment facilities

CONDITIONALLY PERMITTED USES:

Circuses, carnivals or similar
transient enterprises
Cemeteries
Parking lots or storage areas
areas for boats and/or
recreational vehicles
Quarries and other activities
providing for the removal,
processing, and sale of
natural resources
Adult entertainment business
Free-standing on-premises signs
Free-standing off-premises signs
Class I, Type B, and Class II,
Types A and B group
residence facilities
Class I, Type A group residence
facilities
Indoor and/or outdoor firing
ranges for pistol, rifle, or
archery
Storage, manufacturing,
processing, repacking, or
reloading of explosive
ammunition
Freight or trucking terminals;
Commercial dog/cat kennels
Veterinarian's offices, clinics
hospitals for small and
large animals **WITH KENNELS**
Temporary outdoor storage, dis-
play, processing, repair, or
sale of raw materials,
supplies, equipment, or products
**SELF STORAGE FACILITIES AND
PARKING LOTS OR STORAGE AREAS
FOR BOATS AND/OR
RECREATIONAL VEHICLES
RENTAL TRUCK FACILITIES ANCILLARY
TO SELF STORAGE FACILITIES AND
PARKING LOTS OR STORAGE
AREAS FOR BOATS AND/OR
RECREATIONAL VEHICLES**

** Refer to Section 1143.08(b) for additional information

MIN. STREET FRONTAGE:	200 feet
MIN. DISTANCE BETWEEN BUILDINGS:	100 feet
MINIMUM SIDE YARDS:	50 feet
MINIMUM FRONT YARD:	60 feet
MINIMUM REAR YARD:	30 feet
MAXIMUM LOT COVERAGE:	20%
MAXIMUM BLDG HEIGHT:	
(a) principal bldgs:	35' and no more than two (2) stories.
(b) accessory bldgs:	18 feet
MINIMUM FLOOR AREA Per Dwelling Unit	3BR: 1000 s.f. 2BR: 800 s.f. 1BR: 600 s.f. Min: 1500 s.f. per building

NOTE: For all residential uses there shall be no more than four (4) dwelling units attached side-by-side, and a total of no more than eight (8) dwelling units in any one structure.

MINIMUM CHURCH SITE: 5 acres plus one (1) acre for each 100 permanent seats over 300 in the main assembly area.

(b) Supplementary Regulations for the Planned Industrial District.

- (1) Free-standing off-premises signs shall only be permitted in those sub-areas of planned industrial districts that have been designated for production industry.
- (2) No parking, delivery, trash storage, accessory building use, or outdoor storage shall encroach upon a required setback.
- (3) No circus, carnival or similar transient enterprise shall be permitted within 500 feet of a residence, residential district, or residential sub-area of a planned district.
- (4) All production, assembly, processing and storage shall occur within enclosed buildings.
- (5) Except as specifically permitted herein, no mobile home or mobile office structure shall be placed or occupied in this district.
- (6) Each planned industrial district shall be buffered at its perimeter from adjacent residences, residential zones, residential areas of planned districts, church sites, public and private parkland, and/or public roads with dense planting strips no less than sixty (60) feet deep located on the planned industrial site.
- (7) Where non-residential building facades are visible from a residence, residential zone, residential area of a planned district, church site, public and/or private parkland, and/or public road, these facades shall be of natural materials: wood, brick, stone, or rough-split block.
- (8) Excepting via driveway accessways, no parking or delivery area shall be visible from a public street, or from a surrounding area that is not within a planned industrial district.