

ARTICLE 3.U: - PSC-O PLANNED SHOPPING CENTER OVERLAY DISTRICT

A. - Purpose and Intent.

The PSC-O Planned Shopping Center Overlay District is primarily established to provide locations in Danville for regional scaled retail commercial and business service uses within PS-C Planned Shopping Center Districts under unified site design. Application of the PSC-O Overlay District is intended to promote orderly commercial facility development, minimize vehicular traffic within the shopping complex, permit "one-stop" and comparison shopping "under one roof" and facilitate safe pedestrian movement among individual uses within properties zoned PS-C Planned Shopping Center district. This overlay district may only be applied to property zoned PS-C Planned Shopping Center District.

Minimum site improvements for uses within the PSC-O Overlay District shall include adequate integrated internal vehicular access and perimeter travel ways, on-site parking, public street frontage with regulated and signalized access, internal pedestrian improvements, public water and sewer service, storm drainage, stormwater management facilities, and outdoor lighting for parking areas.

(Ord. No. 2006-17.09, 12-19-06)

B. - Uses Permitted by Right.

The following uses are permitted by right in the PSC-O Overlay District, notwithstanding the fact that additional uses may be permitted under PS-C Planned Shopping Center Zoning.

1. Banks and financial institutions.
2. Business service and office supply establishments.
3. Commercial recreation facilities (indoor uses only).
4. Conference centers.
5. Fast food restaurants.
6. Movie theatres.
7. Office uses.
8. Parking garages and structures.
9. Parking lots (private or public, off-street).
10. Patio/Outdoor Dining.
11. Plant nurseries.
12. Private post office and delivery service establishments.
- 13.

Restaurants.

14. Personal service establishments.
15. Repair service establishments, provided that any given repair service does not have more than ten (10) persons on the premises during a single shift and that all repair services and storage related thereto are performed indoors.
16. Retail sales establishments (may have outdoor storage and display of goods, including lumber and plant materials and all other outdoor storage and sales typically associated with a home improvement or recreational equipment store, not to exceed of 75% of net developable pad area).
17. Seasonal retail uses.
18. Shopping centers with aggregate gross floor area in excess of 200,000 square feet gross floor area, or an aggregate size in excess of 15 acres, or containing an individual use or structure intended for a single use with greater than 60,000 square feet gross floor area.
19. Temporary retail uses.
20. Veterinary clinics as an accessory use to a permitted retail operation.

(Ord. No. 2006-17.09, 12-19-06)

C. - Uses Permitted by Special Use Permit.

Any use not listed above but permitted either by right or by special use permit in the PS-C zoning district.

(Ord. No. 2006-17.09, 12-19-06)

D. - Lot Size Requirements.

1. Minimum Overlay District Size: 10 Acres.
2. Minimum lot width: 10 feet.
3. Minimum lot area: 2,000 square feet.

(Ord. No. 2006-17.09, 12-19-06)

E. - Bulk Regulations.

1. Maximum building height: 50 feet.

Accessory towers, steeples, and architectural elements may be constructed to a height of sixty-five (65) feet.

- 2.

Minimum yard requirements:

- A. Front Yard: 15 feet.
- B. Side Yard: 10 feet.

The side yard requirement may be waived by the Director of Planning/Zoning Administrator to allow for zero-lot line buildings when buildings are erected as a contiguous part of the Shopping Center so long as all Building and Fire Code requirements for zero lot line structures are met, and only after approval is granted by the City Building Official and Fire Marshall.

- C. Rear Yard: 10 feet.

- 3. Maximum floor area ratio: N/A.

(Ord. No. 2006-17.09, 12-19-06; Ord. No. 2007-01.02, 1-2-07)

F. - Additional Requirements.

- 1. All dumpsters that are visible from a public road must be fully enclosed. The enclosure must consist of a masonry unit design enclosure and/or materials to match the adjacent building and a metal gate(s) that screens the view of the dumpster.
- 2. On a corner lot, no curb cut shall be located closer than 25 feet of the right-of-way extended from the nearest intersecting street.
- 3. On outparcels that are part of the shopping center, no curb cut shall be located closer than 7.5 feet to a side or rear lot line, unless a common curb cut serves adjacent uses, and in no instance shall the distance between separate curb cuts, serving separate uses, be less than 20 feet.
- 4. A freestanding use shall have no more than two curb cuts on any single right-of-way and such curb cuts shall have a minimum distance of 20 ft between them.
- 5. A landscaped buffer will be provided along the entire property frontage of any shopping centers and outparcels in accordance with the conceptual master landscape plan attached to the overlay district. Parking, utility easements and sidewalks will be allowed to encroach into the landscaped buffer so long as a minimum of five (5) feet of landscaping is maintained along any street right-of-way.

(Ord. No. 2006-17.09, 12-19-06; Ord. No. 2007-01.02, 1-2-07)

G. - Parking and Loading Requirements.

Parking spaces may be designed to allow vehicles to extend over a property line when both properties are part of the same Shopping Center and/or outparcels. Parking spaces may be designed to allow

vehicles to extend over a sidewalk or travel way. However curb stops must be installed to limit that encroachment.

(Ord. No. 2006-17.09, 12-19-06; Ord. No. 2007-01.02, 1-2-07)

H. - Parking and Loading Dimensions.

1. Compact parking spaces are permitted provided they are designed at a minimum of 8.5 feet width and 16 feet depth at locations in accordance with the conceptual site plan, as attached to this Overlay District. No more than 25% of the required parking may be compact spaces.
2. Off-street loading areas may encroach in to the front yard setback area but shall not extend into the required 5' landscaped strip.
3. Off street loading areas shall not be located any closer than 30 feet from the nearest access point to the public street right-of-way.

(Ord. No. 2006-17.09, 12-19-06)

I. - Minimum Parking Requirements.

Minimum parking for the overall shopping center will be provided at a minimum ratio of 4.0 spaces per 1000 SF of retail sales area not including outdoor sales areas, garden centers or other auxiliary uses to the primary retail sales areas.

(Ord. No. 2006-17.09, 12-19-06)

J. - Stacking Lane Requirements.

Any use requiring drive-through facilities shall have five (5) spaces for the first window, and three (3) for each additional window. Such stacking spaces shall be a minimum of eight (8) feet wide and sixteen (16) feet in length.

(Ord. No. 2006-17.09, 12-19-06)

K. - Handicapped Parking Space Requirements.

Handicap spaces can be provided in groups of up to 16 spaces together at the main entrance to a store or groups of stores.

(Ord. No. 2006-17.09, 12-19-06)

L. - Landscape Regulations.

A landscaped buffers, screening, parking lot islands and landscaping design shall be provided in accordance with the conceptual master landscape plan attached to the overlay district. In any case, no less than a five (5) foot buffer must be maintained along a public right-of-way.

(Ord. No. 2006-17.09, 12-19-06)

M. - Sign Regulations.

In general, the signage for this Overlay District will be in accordance with a conceptual sign plan for this project.

1. Sign area computations: The sign area shall be calculated as the entire area within a single continuous perimeter, and a single plane, composed of a square, circle, rectangle or other geometric figure that enclose the extreme limits of the sign's lettering, including figures and graphics. This calculation would not include the background materials and/or architectural features of the sign band or sign area.
2. Frame and bracing elements: Any supporting frame and bracing members of a sign shall not be included in the sign area calculations provided that (a) there are four or less such members per sign, (b) any member does not exceed sixteen (16) inches in diameter or square, (c) the member has no advertising value, and (d) the member does not form an integral part of the sign display, as determined by the Director of Planning/Zoning Administrator.
3. Computations of sign height: The dimensions, height of the sign and set-back from the nearest curb shall be as shown in the attached Conceptual Sign Plan.
4. Temporary Real Estate Signs are allowed at each road frontage and shall be a maximum of 96 sf. per face of a "V" or double-faced sign.
5. The District permits two multi-tenant pylon Signs on the property and one off-site multi-tenant sign. Sign to be constructed in accordance with the attached Signage Site Plan. The district allows these signs to have a maximum sign area of 400 sf. and architectural area of 500 sf. The maximum height shall be 30 feet.
6. Individual outparcels are permitted one ground sign per outparcel, constructed in accordance with the Signage Site Plan (8'-0" maximum height, with a sign panel/area of 50 sf. and architectural are of 90 sf.).
7. Building signage is permitted in accordance with the Typical Tenant Signage Exhibit.
8. Directional signs are limited to ten (10) sf. or 2 sf. per blade and a maximum sign height of 7'-6" (pole height of 8'-4"). Directional sign locations to be in accordance with the attached Signage Site Plan.

9. Freestanding signs for buildings with two or more tenants and more than 60,000 gross leasable square feet shall have a maximum height of forty (40) feet and shall not be located within ten (10) feet of any public street right-of-way.
10. Directory signs shall be permitted to list commercial uses in the District, according to the following size and placement limitations:
 - a. One (1) directory sign per street entrance shall be permitted, plus an additional one (1) directory sign per parking lot which is non-contiguous with other parking or street entrances.
 - b. The total sign area shall not exceed thirty (30) square feet for a District with less than sixty thousand (60,000) gross leasable square feet, forty-five (45) square feet for a District with less than one hundred twenty thousand (120,000) gross leasable square feet, and sixty (60) square feet for a District with one hundred twenty thousand (120,000) or more gross leasable square feet.
 - c. The sign height shall not exceed sixteen (16) feet for a District with a single business, sixteen (16) feet for a District with less than sixty thousand (60,000) gross leasable space, or twenty-four (24) feet for a District with sixty thousand (60,000) or more gross leasable space.
 - d. No sign shall be within five (5) feet of the right-of-way or travelway.
 - e. Two (2) additional directory signs may be permitted as additional wall signage, but shall count separately from permitted wall signage and freestanding directory signage; total sign area for any directory sign shall be two (2) square feet per one (1) linear foot of primary building frontage for the building on which the sign is located.

(Ord. No. 2006-17.09, 12-19-06; Ord. No. 2019-09.01, 9-3-19)