

ARTICLE 13.
PLANNED RETAIL BUSINESS DISTRICTS

Section 1. INTENT:

It is the intent of the Planned Retail Business Districts to provide for the appropriate development of a variety of limited neighborhood and convenience commercial uses at locations where: 1) such commercial uses are compatible with the character of the surrounding neighborhood; and 2) they are supported by adequate facilities and infrastructure, including but not limited to wastewater facilities and roads.

The four (4) Planned Retail Business Districts are: Planned Limited Retail Business District (PRB-1A); Planned Rural Retail Business District (PRB-1); Planned Residential Neighborhood Retail Business District (PRB-2); and Planned Urban Neighborhood Retail Business District (PRB-3). The uses and scale of development permitted in each of these four (4) districts are set forth in Sections 2 through 5 below.

Prior to the development of an existing Planned Retail Business District, or in conjunction with the rezoning of a property to a Planned Retail Business District, a Development Plan must be approved as specified in Articles 4, 11 and 15 of these regulations.

These districts are intended for the establishment and development of orderly, planned retail business centers in locations found to be appropriate with respect to the development standards for each district. In general, the orderly, planned retail business centers intended by these districts should not be expected to result from retail business center development on more than one corner per intersection because the intended development orderliness and unity would be disrupted by the effects of the intersecting streets.

Section 2. PLANNED LIMITED RETAIL BUSINESS DISTRICT (PRB-1A):

A. Purpose: It is the purpose of this District to provide for limited, lower intensity retail sales/service and related service business uses that serve a community or neighborhood need in orderly, planned retail business center developments on tracts generally up to four acres in size, and in a manner appropriate for rural and residential areas. Such limited, lower intensity commercial uses should be served by appropriate infrastructure and facilities (e.g., wastewater and roads) and should not adversely impact surrounding property owners or residents. It is furthermore the purpose of this District to increase opportunities for adaptive reuse of existing buildings or structures, for neighborhood reinvestment and revitalization, and for incubation of small or start-up businesses or innovative business models.

Because the permitted uses may be an integral part of the neighborhood, more restrictive requirements (e.g., building design or appearance or finish, landscaping, outdoor lighting controls with respect to compatibility with the character of the neighborhood) may be required.

B. Permitted Uses: In the Planned Limited Retail Business District, no existing building, existing structure, land, or premises shall be used, and no new building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for retail sale, service, display, handling and storage associated with any of the uses listed below:

1. Antique Shop no larger than nine hundred (900) square feet;
2. Arts and Crafts Shop no larger than nine hundred (900) square feet;

3. Assembly Hall, Receptions or Meeting Space no larger than two thousand five hundred (2,500) square feet;
4. Office buildings of all types no larger than two-thousand five hundred (2,500) gross square feet;
5. Pet Grooming;
6. Teaching or Instruction provided not more than ten (10) students are taught at any one time and not more than thirty (30) students per day;
7. Delicatessens, Tea Room, Catering, and Food Service Establishments selling food ready for consumption primarily for delivery and carryout. Food services operating in this district are envisioned to be small, providing a neighborhood convenience that generates low to moderate traffic from outside the neighborhood and meeting the following criteria:
 - a. The gross floor area of the food service business including, for example, kitchen area, food storage, dining, public/staff restrooms, and so on, shall not exceed six hundred (600) square feet.
 - b. There shall be no more than four (4) tables for on-site dining, and there shall not be more than twenty four (24) total seating spaces for on-site dining.
 - c. No drive-through or drive-in operations shall be permitted.
 - d. No sale of alcoholic or cereal malt beverages for on-premise consumption shall be allowed.
8. Florist no larger than nine hundred (900) square feet;
9. News Stand or Book Store no larger than nine hundred (900) square feet;
10. Artist's Studio and Gallery no larger than nine hundred (900) square feet;
11. Health Spa/Fitness Center no larger than 1,000 sq. ft.;
12. Personal Services such as Barbers, Tailors, Beauty Parlor, and similar uses no larger than nine hundred (900) square feet;
13. Single-Family residential structure for the owner, operator, or manager of a business located on the same lot or parcel; and
14. Churches, Temples and Lodge Halls.

C. Conditional Uses and Special Permits: Certain uses may be allowed by Conditional Use Permit or Special Permit. See Article 23 and Article 33. The following Conditional Uses may be allowed within this specific district:

1. From Group A: No. 4. Bed and breakfast establishments; No. 5. Business retreats, executive conference centers or similar such uses; and No. 8. Day-Care Home, Group Day-Care Home, Child-Care Center, Adult-Care Center, Preschool, or Mother's Day Out Program provided the development and performance standards in Section 6(B)(8) of Article 23 are satisfied; and
2. From Group B: No. 5. Farmer's Market; No. 6. Fruit and Vegetable Stands; and No. 7. Small Equipment Repair;

as provided in Article 23, Section 4 of these regulations.

D. Height, Area and Bulk Regulations:

For the purpose of allowing opportunities for adaptive reuse of existing older buildings in the PRB-1A Zoning District, pre-existing Height, Area, and Bulk dimensions may be authorized as part of an approved Final Development Plan that specifies the approved building height.

All new construction in the PRB-1A shall meet the following requirements:

1. Height: The height of buildings or structures shall not exceed 25 feet except for existing buildings or structures with an approved development plan.
 2. Front Yard: A front yard at least 25 feet deep shall be provided along all streets.
 3. Side Yard: There shall be a side yard on each side of a building, and no side yard shall be less than 10 feet.
 4. Rear Yard: A rear yard at least 20 feet deep shall be provided.
 5. Maximum Lot Area: Four (4) acres.
- E. Supplementary Height, Area and Bulk Regulations: Supplementary Height, Area and Bulk Regulations for this District are contained in Article 17 of these regulations.
- F. Supplementary Use Regulations: Supplementary Use Regulations for this District, including permitted Accessory Uses, are contained in Articles 16 and 18 of these regulations.
- G. Off-Street Parking Regulations: The Off-Street Parking Requirements for specific uses are contained in Article 19 of these regulations. Construction of a portion of this parking requirement may be deferred based upon a phasing plan and tenant/user characteristics, but land area for the overall parking ratio indicated must be reserved either on the site or at an approved location and shown or stated on the Development Plan and any proposed schedule for phasing the development.
- H. Sign Regulations: Notwithstanding the design standards in Article 20 Section 6 (A) (B) and (C) of these regulations or any other county rule or regulation to the contrary, the owner or operator of any Planned Limited Retail Business District use, or any other person, shall not erect, construct, or maintain any sign for the Planned Limited Retail Business District use except for one "primary sign" and one "secondary sign", as hereinafter provided.
1. Primary signs shall have no more than two (2) display surfaces. Each such display surface shall:
 - a. Not contain any flashing lights;
 - b. Be a flat plane, rectangular in shape;
 - c. Not exceed sixteen (16) square feet in sign area; and
 - d. Not exceed seven (7) feet in height or seven (7) feet in length.
 2. Secondary signs shall have only one (1) display surface. Such display surface shall:
 - a. Be a flat plane, rectangular in shape;
 - b. Not exceed nine (9) square feet in sign area;
 - c. Not exceed five (5) feet in height or five (5) feet in length; and
 - d. Be affixed or attached to any wall or door of the establishment.

3. All primary and secondary signs in the Planned Limited Retail Business District shall consist of one of the Structural types of signs allowed in Group 3 zones per Table 1, Article 20, Section 8 of these regulations, and shall be setback at least ten (10) feet from all property lines except for existing or new signs shown on an approved Final Development Plan.
4. Both primary and secondary signs in the Planned Limited Retail Business District may be indirectly illuminated in accordance with Article 20, Section 4(D)(3)(e)(2) and (3) of these regulations.
5. One (1) Noncommercial Speech Sign also shall be allowed if it meets the secondary sign criteria in Subsection (H) 2 above.
6. Signs in the Planned Limited Retail Business District also shall comply with Sections 1, 2, 3, 4, 5, and 7 of Article 20, of these regulations.

I. Planning Considerations:

1. Preliminary and Final Development Plans shall be submitted for consideration and approval as required by Articles 11 and 15 of these regulations.
2. Phasing Plan: Sites in this district may be developed in phases. The proposed phases shall be depicted on the development plan and the proposed development schedule shall be submitted for consideration with the rezoning and development plan applications. See also Article 15, Section 3, (N) and Section 5 regarding development plan requirements for phased developments. See also Article 19, Section 3, (A)(9) regarding off-street parking requirements for phased developments. See also Article 31, Section 2 regarding minimum infrastructure requirements for phased developments.

J. Development Standards:

1. Floor Area Ratio: A maximum floor area ratio (FAR) of 0.25 is allowed within this district.
2. Location: Planned Limited Retail Business District may be found to be appropriate along or near a Parkway or Arterial Street designated by the County's Comprehensive Arterial Road Network Plan (CARNP):
 - a. at an existing or planned intersection with a Parkway or Arterial Street designated by the County's Comprehensive Arterial Road Network Plan (CARNP);
 - b. at existing or planned intersections with a Collector Street, or
 - c. on a local street where the traffic impacts would be consistent with the character of the neighborhood and not adversely impact surrounding residents.
3. Access: Driveways onto Parkways or Arterial Streets shall be at least 600 feet from the centerline of any intersecting Parkway or Arterial Street. Driveways onto Parkways or Arterial Streets shall comply with the Street Frontage Required per Business Driveway criteria of Article 30, Section 2 (B)(1) of these regulations. Corner lots with less than 600 feet of frontage are restricted to access along the lesser-designated route if there is a lesser-designated route (For example, along a Local Street instead of along a Collector Street, along a Collector Street instead of along an Arterial Street, or along an Arterial Street instead of along a Parkway).
4. Perimeter Screening: If a Planned Limited Retail Business District is adjacent to a Residential District or Planned Residential District, a solid screen fence of at least 6 feet in height, or equivalent landscaped buffer, may be required as part of the development plan

approval. Such required screening shall be provided and maintained in all locations depicted on the approved development plan. Such screening also shall comply with the provisions of Article 11, Section 7 (C).

Additional screening, including landscaping and fencing, may be required to ensure adequate buffering of adjacent residential uses.

Additional outdoor lighting restrictions may also be required to ensure adequate buffering of adjacent residential uses.

K. Performance Standards:

1. **Minimum Infrastructure:** After the effective date of these regulations, within this zoning district, all of the Minimum Infrastructure Requirements set forth in Article 31 for the PRB-1, Planned Rural Retail Business District shall be met for each PRB-1A, Planned Limited Retail Business District, site, prior to rezoning of the site. (See Minimum Infrastructure Requirements in Article 31 of these regulations), with the exception, however, of the provisions set forth below in subsection K(4).
2. **Outside Storage:** No merchandise shall be displayed or stored for more than three (3) consecutive days, except inside permanent buildings; and no equipment or vehicle other than motor passenger cars and or light duty trucks shall be stored outside of a building within this district. Exceptions may be granted for certain temporary uses or for conditional uses such as listed in Section 2, (C) of this Article.
3. The development and use in this district shall also comply with the performance standards in Article 11, Section 7 of these regulations and in Section 5 of this Article and the supplemental use regulations of Article 16 herein.
4. If public sanitary sewer service is not available, the use of on-site wastewater sanitation facilities (e.g., septic tank systems) shall comply with the then current Johnson County Environmental Sanitary Code and be approved by the Johnson County Environmental Department prior to the business commencing operation.
5. Confirmation of adequate potable water service availability for the business shall be provided to the County Planning Department prior to the business commencing operation.

Section 3. PLANNED RURAL RETAIL BUSINESS DISTRICT (PRB-1):

- A. **Purpose:** It is the purpose of this District to provide for convenience retail sales/service and related farm service business uses in orderly, planned retail business center developments on generally 4 to 8-acre sites, and in a manner appropriate for rural and residential areas.
- B. **Permitted Uses:** In the Planned Rural Retail Business District, no building, structure, land, or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for retail sale, service, display, handling and storage associated with any of the uses listed below:
 1. Convenience Store;
 2. Delicatessen;
 3. Gasoline and Other Motor Vehicle Fuel Sales;
 4. Antique Shop;
 5. Arts and Crafts Shop;
 6. Veterinary Clinic for Small Animals;

7. Bait and Tackle Shop;
8. Lawn and Garden Store;
9. Restaurants selling food ready for on-site dining or for delivery and carry-out and having no more than eighty (80) total seating spaces for on-site dining. No sale of alcoholic or cereal malt beverages for on-premise consumption shall be allowed.
10. Any Permitted Use in PRB-1A, Planned Limited Retail Business District except Single-Family residential structure for the owner, operator, or manager of a business located on the same lot or parcel;
11. Antique Shop; Arts and Crafts Shop; Florist; News Stand or Book Store; Artist Studio or Gallery; Health Spa/Fitness Center; Personal Services such as Barbers, Tailors, Beauty Parlor; and Assembly Hall;
12. Churches, Temples and Lodge Halls; and
13. Post Offices, Schools and Government Offices.

C. If served by sanitary sewers, the following uses shall also be allowed:

1. Car Washes; and
2. Laundries.

D. Conditional Uses and Special Permits: Certain uses may be allowed by Conditional Use Permit or Special Permit. See Article 23 and Article 33. Conditional Uses such as the following may be allowed within this specific district:

Groups A, B, G, I, J, and P Conditional Uses as provided in Article 23, Section 4 of these regulations.

E. Height, Area and Bulk Regulations:

1. Height: The height of buildings or structures shall not exceed 25 feet.
2. Front Yard: A front yard at least 50 feet deep shall be provided along all streets.
3. Side Yard: There shall be a side yard on each side of a building, and no side yard shall be less than 25 feet.
4. Rear Yard: A rear yard at least 25 feet deep shall be provided.

F. Supplementary Height, Area and Bulk Regulations: Supplementary Height, Area and Bulk Regulations for this District are contained in Article 17 of these regulations.

G. Supplementary Use Regulations: Supplementary Use Regulations for this District, including permitted Accessory Uses, are contained in Articles 16 and 18 of these regulations.

H. Off-Street Parking Regulations: The Off-Street Parking Requirements for specific uses are contained in Article 19 of these regulations. However, for the overall development of a development complex within the Planned Rural Retail Business District, an overall parking ratio of 1.0 space per 250 square feet of Gross Floor Area (GFA) shall be achieved. Construction of a portion of this parking requirement may be deferred based upon a phasing plan and tenant/user characteristics, but land area for the overall parking ratio indicated must be reserved on the site and shown on the Development Plan and any proposed schedule for phasing the development.

I. Sign Regulations: See Article 20, Sign Regulations.

J. Planning Considerations:

1. Preliminary and Final Development Plans shall be submitted for consideration and approval as required by Articles 11 and 15 of these regulations.
2. Phasing Plan: Sites in this district may be developed in phases. The proposed phases shall be depicted on the development plan and the proposed development schedule shall be submitted for consideration with the rezoning and development plan applications. See also Article 15, Section 3, (N) and Section 5 regarding development plan requirements for phased developments. See also Article 19, Section 3, (A)(9) regarding off-street parking requirements for phased developments. See also Article 31, Section 2 regarding minimum infrastructure requirements for phased developments.

K. Development Standards:

1. Floor Area Ratio: A maximum floor area ratio (FAR) of 0.25 is allowed within this district.
2. Location: Planned Rural Retail Business District may be found to be appropriate along a Parkway or Arterial Street designated by the County's Comprehensive Arterial Road Network Plan (CARNP):
 - a. at an existing or planned intersection with a Parkway or Arterial Street designated by the County's Comprehensive Arterial Road Network Plan (CARNP); or
 - b. at existing or planned intersections with a Collector Street.
3. Access: Driveways onto Parkways or Arterial Streets shall be at least 600 feet from the centerline of any intersecting Parkway or Arterial Street. Driveways onto Parkways or Arterial Streets shall comply with the Street Frontage Required per Business Driveway criteria of Article 30, Section 2 (B)(1) of these regulations. Corner lots with less than 600 feet of frontage are restricted to access along the lesser-designated route if there is a lesser-designated route (For example, along a Collector Street instead of along an Arterial Street or along an Arterial Street instead of along a Parkway).
4. Perimeter Screening: If a Planned Rural Retail Business District is adjacent to a Residential District or Planned Residential District, a solid screen fence of at least 6 feet in height, or equivalent landscaped buffer, may be required as part of the development plan approval. Such required screening shall be provided and maintained in all locations depicted on the approved development plan. Such screening also shall comply with the provisions of Article 11, Section 7 (C).

L. Performance Standards:

1. Minimum Infrastructure: After the effective date of these regulations, within this zoning district, all of the Minimum Infrastructure Requirements set forth in Article 31 shall be met, prior to rezoning of any site in the Planned Rural Retail Business District. (See Minimum Infrastructure Requirements in Article 31 of these regulations), with the exception that the uses set forth above in subsection B(1) through B(13) may not necessarily require sanitary sewer service pursuant to subsection L(4) below.
2. Outside Storage: No merchandise shall be displayed or stored for more than three (3) consecutive days, except inside permanent buildings; and no equipment or vehicle other than motor passenger cars and or light duty trucks shall be stored outside of a building within this

district. Exceptions may be granted for certain temporary uses or for conditional uses such as listed in Section 3, (C) of this Article.

3. The development and use in this district shall also comply with the performance standards in Article 11, Section 7 of these regulations and in Section 5 of this Article and the supplemental use regulations of Article 16 herein.
4. If public sanitary sewer service is not available, the use of on-site wastewater sanitation facilities (e.g., septic tank systems) shall comply with the then current Johnson County Environmental Sanitary Code and be approved by the Johnson County Environmental Department prior to the business commencing operation.
5. Confirmation of adequate potable water service availability for the business shall be provided to the County Planning Department prior to the business commencing operation.

Section 4. PLANNED RESIDENTIAL NEIGHBORHOOD RETAIL BUSINESS DISTRICT (PRB-2):

- A. Purpose: It is the purpose of this District to provide for limited neighborhood retail sales/service uses as well as associated personal service business uses in orderly, planned retail business center developments on generally 6 to 12-acre sites, and in a manner appropriate for residential neighborhoods.
- B. Permitted Uses: In the Planned Residential Neighborhood Retail Business District, no building, structure, land, or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for retail sales, display, handling and storage associated with any of the uses listed below:
 1. Showroom/Catalog Store;
 2. Supermarket (over 6,000 square feet but not larger than 30,000 square feet);
 3. Apparel and Shoes Store;
 4. Furniture Store;
 5. Recorded Music or Video Store;
 6. Paint and Wallpaper Store;
 7. Hardware Store;
 8. Home Improvements Store;
 9. Tires, Batteries, and Accessories, and Auto Parts Stores;
 10. Automotive Service Station (without car wash or automotive repair);
 11. Sporting Goods Store;
 12. Hobby Shop;
 13. Camera, Consumer Electronics, Computer (Hardware or Software) Store;
 14. Toy Store;
 15. Bicycle Shop;
 16. Cards, Gifts, Curios, or Novelty Shop;
 17. Books and Stationery Store;
 18. Packaged Liquor and Wine or Packaged Specialty Food Store;
 19. Drug Store (not larger than 10,000 square feet);
 20. Fabric Shop;
 21. Flowers, Florist Shop without greenhouse;
 22. Cosmetics Shop;
 23. Shoe Repair Shop;
 24. Cleaners and Dryers (pick-up and delivery only);
 25. Health Spa/Figure Salon or Martial Arts Studio;
 26. Interior Decorator Shop;
 27. Key Shop;

28. Photocopy/Fast Print Store;
 29. Bank, Credit Union or Savings and Loan Office, including Automatic Bank Teller Machine, Drive-up Bank;
 30. Optometrist, Optical Dispensary;
 31. Medical/Dental Offices and Clinics;
 32. Publicly or privately owned utility offices not larger than 10,000 square feet per floor;
 33. Restaurants having no more than 160 total seating spaces for on-site dining. No sale of alcoholic or cereal malt beverages for on-premise consumption shall be allowed, however, without a Conditional Use Permit also approved for such service; and
 34. Any Permitted Use in PRB-1, Planned Rural Retail Business District.
- C. If served by sanitary sewers, the following uses shall also be allowed:
1. Car Washes;
 2. Laundry and Dry Cleaning Establishments;
 3. Film Processing; and
 4. Office Buildings of all types for uses which primarily involve the provision of services directly to the client, if not larger than 10,000 square feet per floor.
- D. Conditional Uses and Special Permits: Certain uses may be allowed by Conditional Use Permit or Special Permit. See Article 23 and Article 33. Conditional Uses such as the following may be allowed within this specific district:
1. Any Conditional Use such as listed for PRB-1;
 2. Any Permitted Use in PRB-3 not specifically referenced as a Permitted Use within PRB-2; and
 3. Groups A, B, C, G, I, J, and P Conditional Uses as provided in Article 23, Section 4 of these regulations.
- E. Height, Area and Bulk Regulations:
1. Height: The height of buildings or structures shall not exceed 25 feet.
 2. Front Yard: A front yard of at least 35 feet deep shall be provided along all streets.
 3. Side Yard: There shall be a side yard on each side of a building, and no side yard shall be less than 25 feet.
 4. Rear Yard: A rear yard at least 25 feet deep shall be provided.
- F. Supplementary Height, Area and Bulk Regulations: Supplementary Height, Area and Bulk Regulations for this District are contained in Article 17 of these regulations.
- G. Supplementary Use Regulations: Supplementary Use Regulations for this District, including permitted Accessory Uses, are contained in Articles 16 and 18 of these regulations.
- H. Off-Street Parking Regulations: The Off-Street Parking Requirements for specific uses are contained in Article 19 of these regulations. However, for the overall development of a development complex within the Planned Residential Neighborhood Retail Business District, an overall parking ratio of 1.0 space per 250 square feet of Gross Floor Area (GFA) shall be achieved. Construction of a portion of this parking requirement may be deferred based upon a phasing plan and tenant/user characteristics, but land area for the overall parking ratio indicated must be reserved on the site and shown on the Development Plan and any proposed schedule for phasing the development.

I. Sign Regulations: See Article 20, Sign Regulations.

J. Planning Considerations:

1. Preliminary and Final Development Plans shall be submitted for consideration and approval as required by Articles 11 and 15 of these regulations.
2. Phasing Plan: Sites in this district may be developed in phases. The proposed phases shall be depicted on the development plan and the proposed development schedule shall be submitted for consideration with the rezoning and development plan applications. See also Article 15, Section 3, (N) and Section 5 regarding development plan requirements for phased developments. See also Article 19, Section 3, (A)(9) regarding off-street parking requirements for phased developments. See also Article 31, Section 2 regarding minimum infrastructure requirements for phased developments.

K. Development Standards:

1. Floor Area Ratio: A maximum floor area ratio (FAR) of 0.25 is allowed within this district.
2. Location: Planned Residential Neighborhood Retail Business Districts may be found to be appropriate along a Parkway or Arterial Street designated by the County's Comprehensive Arterial Road Network Plan (CARNP):
 - a. at an existing or planned intersection with a Parkway or Arterial Street designated by the County's Comprehensive Arterial Road Network Plan (CARNP); or
 - b. at an existing intersection with a Collector Street.
3. Access: Driveways onto Parkways or Arterial Streets shall be at least 600 feet from the centerline of any intersecting Parkway or Arterial Street. Driveways onto Parkways or Arterial Streets shall comply with the Street Frontage Required per Business Driveway criteria of Article 30, Section 2 (B)(1) of these regulations. Corner lots with less than 600 feet of frontage are restricted to access along the lesser designated route if there is a lesser designated route (For example, along a Collector Street instead of along an Arterial Street or along an Arterial Street instead of along a Parkway).
4. Perimeter Screening: If a Planned Residential Neighborhood Retail Business District is adjacent to a Residential District or Planned Residential District, a solid screen fence of at least 6 feet in height, or equivalent landscaped buffer, may be required as part of the development plan approval. Such required screening shall be provided and maintained in all locations depicted on the approved development plan. Such screening also shall comply with the provisions of Article 11, Section 7 (C).

L. Performance Standards:

1. Minimum Infrastructure: After the effective date of these regulations, within this zoning district, all of the Minimum Infrastructure Requirements set forth in Article 31 shall be met prior to rezoning of any site in the Planned Residential Neighborhood Retail Business District. (See Minimum Infrastructure Requirements in Article 31 of these regulations), with the exception that the uses set forth above in subsection B(1) through B(33) may not necessarily require sanitary sewer service, pursuant to subsection L(4) below. Certain uses in above subsection B(34) may still require sanitary sewer service.

2. Outside Storage: No merchandise shall be displayed or stored for more than three (3) consecutive days, except inside permanent buildings; and no equipment or vehicle other than motor passenger cars or light-duty trucks shall be stored outside of a building within this district. Exceptions may be granted for temporary uses or for Conditional Uses such as those listed in Section 4, (C) of this Article.
3. The development and use in this district shall also comply with the Performance Standards in Article 11, Section 7, of these regulations and in Section 5 of this Article and the supplemental use regulations of Article 16 herein.
4. If public sanitary sewer service is not available, the use of on-site wastewater sanitation facilities (e.g., septic tank systems) shall comply with the then current Johnson County Environmental Sanitary Code and be approved by the Johnson County Environmental Department prior to the business commencing operation.
5. Confirmation of adequate potable water service availability for the business shall be provided to the County Planning Department prior to the business commencing operation.

Section 5. PLANNED URBAN NEIGHBORHOOD RETAIL BUSINESS DISTRICT (PRB-3):

- A. Purpose: It is the purpose of this District to provide for the mixed use development of convenience and neighborhood retail sales/service uses as well as associated personal service business uses in orderly, planned retail business center developments on generally 8 to 16-acre sites, and in a manner appropriate for urban fringe neighborhoods.
- B. Permitted Uses: In the Planned Urban Neighborhood Retail Business District, no building, structure, land, or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for retail sales, service, display, handling, and storage associated with any of the uses listed below:
 1. Any Permitted Use in PRB-1, Planned Rural Retail Business District; or in PRB-2, Planned Residential Neighborhood Retail Business District;
 2. Variety Store;
 3. Supermarket/Superstore (over 30,000 square feet);
 4. Floor Coverings Store;
 5. Curtains and Drapes Shop;
 6. Bath Shop;
 7. Appliance Store;
 8. Radio, Video, Stereo Store;
 9. Sewing Machines Store;
 10. Musical Instruments Store;
 11. Art Gallery;
 12. Decorative Accessories Shop;
 13. Jewelry Store;
 14. Super Drug Store (over 10,000 square feet);
 15. Pet Shop;
 16. Telephone Store;
 17. Photographer Studio;
 18. Music Studio and Dance Studio;
 19. Cinemas/Movie Theaters;
 20. Office Buildings of all types not larger than 15,000 square feet per floor; and
 21. Restaurants with no limit on total seating capacity for on-site dining. No sale of alcoholic or cereal malt beverages for on-premise consumption shall be allowed, however, without a Conditional Use Permit also approved for such service.

- C. Conditional Uses and Special Permits: Certain uses may be allowed by Conditional Use Permit or Special Permit. See Article 23 and Article 33. Conditional Uses such as the following may be allowed within this specific district:
1. Any Conditional Use listed for PRB-1 or PRB-2;
 2. Any retail use not specifically designated as a Permitted Use in Districts PRB-1A, PRB-1, PRB-2 or PRB-3; and
 3. Groups A, B, C, D, G, I, J, and Conditional Uses as provided in Article 23, Section 4 of these regulations;
- D. Height, Area and Bulk Regulations:
1. Height: The height of buildings or structures shall not exceed 30 feet.
 2. Front Yard: A front yard at least 35 feet deep shall be provided along all streets.
 3. Side Yard: There shall be a side yard on each side of a building, and no side yard shall be less than 25 feet.
 4. Rear Yard: A rear yard at least 25 feet deep shall be provided.
- E. Supplementary Height, Area and Bulk Regulations: Supplementary Height, Area and Bulk Regulations for this District are contained in Article 17 of these regulations.
- F. Supplementary Use Regulations: Supplementary Use Regulations for this District, including permitted Accessory Uses, are contained in Articles 16 and 18 of these regulations.
- G. Off-Street Parking Regulations: The Off-Street Parking Requirements for specific uses are contained in Article 19 of these regulations. However, for the overall development of a development complex within the Planned Urban Neighborhood Retail Business District, an overall parking ratio of 1.0 space per 250 square feet of Gross Floor Area (GFA) shall be achieved. Construction of a portion of this parking requirement may be deferred based upon a phasing plan and tenant/user characteristics, but land area for the overall parking ratio indicated must be reserved on the site and shown on the Development Plan and any proposed schedule for phasing development.
- H. Sign Regulations: See Article 20, Sign Regulations.
- I. Planning Considerations:
1. Preliminary and Final Development Plans shall be submitted for consideration and approval as required by Articles 11 and 15 of these regulations.
 2. Phasing Plan: Sites in this district may be developed in phases. The proposed development phases shall be depicted on the development plan and the proposed development schedule shall be submitted for consideration with the rezoning and development plan applications. See also Article 15, Section 3, (N) and Section 5 regarding development plan requirements for phased developments. See also Article 19, Section 3, (A)(9) regarding off-street parking requirements for phased developments. See also Article 31, Section 2 regarding minimum infrastructure requirements for phased developments.

J. Development Standards:

1. Floor Area Ratio: A maximum floor area ratio (FAR) of 0.25 is allowed within this district.
2. Location: Planned Urban Neighborhood Retail Business Districts may be found to be appropriate along a Parkway or Arterial Street designated by the County's Comprehensive Arterial Road Network Plan (CARNP):
 - a. at an existing or planned intersection with a Parkway or Arterial Street designated by the County's Comprehensive Arterial Road Network Plan (CARNP); or
 - b. at an existing intersection with a Collector Street.
3. Access: Driveways onto Parkways or Arterial Streets shall be at least 600 feet from the centerline of any intersecting Parkway or Arterial Street. Driveways onto Parkways or Arterial Streets shall comply with the Street Frontage Required per Business Driveway criteria of Article 30, Section 2 (B)(1) of these regulations. Corner lots with less than 600 feet of frontage are restricted to access along the lesser-designated route if there is a lesser-designated route (For example, along a Collector Street instead of along an Arterial Street or along an Arterial Street instead of along a Parkway).
4. Perimeter Screening: If a Planned Urban Neighborhood Retail Business District is adjacent to a Residential District or Planned Residential District, a solid screen fence of at least 6 feet in height, or equivalent landscaped buffer may be required as part of the development plan approval. Such required screening, shall be provided and maintained in all locations depicted on the approved development plan. Such screening also shall comply with the provisions of Article 11, Section 7 (C).

K. Performance Standards:

1. Minimum Infrastructure: After the effective date of these regulations, within this zoning district, all of the Minimum Infrastructure Requirements set forth in Article 31 shall be met prior to rezoning of any site in the Planned Urban Neighborhood Retail Business District. (See Minimum Infrastructure Requirements in Article 31 of these regulations), with the exception that the uses set forth above in B(2) through B(21) may not necessarily require sanitary sewer service pursuant to subsection L(4) below. Certain uses in above subsection B(1) may still require sanitary sewer service.
2. Outside Storage: No merchandise shall be displayed or stored for more than three (3) consecutive days, except inside permanent buildings; and no equipment or vehicle other than motor passenger cars or light-duty trucks shall be stored outside of a building within this district. Exceptions may be granted for temporary uses or for conditional uses such as those listed in Section 5, (C) of this Article.
3. The development and use in this district shall also comply with the Performance Standards in Article 11, Section 7, of these regulations and in Section 5 of this Article and the supplemental use regulations of Article 16 herein.
4. If public sanitary sewer service is not available, the use of on-site wastewater sanitation facilities (e.g., septic tank systems) shall comply with the then current Johnson County Environmental Sanitary Code and be approved by the Johnson County Environmental Department prior to the business commencing operation.

5. Confirmation of adequate potable water service availability for the business shall be provided to the County Planning Department prior to the business commencing operation.

Section 6. GENERAL PERFORMANCE STANDARDS FOR ALL PLANNED RETAIL BUSINESS DISTRICTS:

In addition to the performance standards required for each of the Planned Retail Business Districts, uses in these districts shall also comply with the following General Performance Standards:

- A. Sales shall be of an over-the-counter, daily nature to the general public but may also be through manufacturer representatives, by phone or through the mails.
- B. Storage of items shall not constitute warehousing or distribution in the normal sense but shall be limited to that quantity of stock necessary to the normal administrative, service and sales functions unless in the PRB-3 District if a Conditional Use Permit has been approved as provided in Article 23 of these regulations.
- C. Any loading dock or loading area shall be fully screened from any rural or residential properties within 300 feet.
- D. Conditional Use Permit approval shall be required for any restaurant or other establishments selling alcoholic or cereal malt beverages for on-premise consumption located in the PRB-2 and PRB-3 zoning districts and also located within two hundred (200) feet from any property occupied by a pre-existing church or school of general instruction. However, if any, church or school of general instruction use shall be established after such premises have been licensed for selling alcoholic or cereal malt beverages for on-premise consumption, then such premises shall not be deemed to require a Conditional Use Permit for the sale of alcohol or cereal malt beverages within the 200 foot distance, provided said use remains in effect, and is not discontinued for a period exceeding one year. The measurements shall be made between the nearest property line of the premises selling alcoholic or cereal malt beverages for on-premise consumption and the nearest property line of the property occupied by a pre-existing church or school of general instruction.