

Section 317. Planned Business and Residential District (PBR).

(A) Purpose. The purpose of the Planned Business and Residential District is to provide opportunities for a compatible mixture of retail, personal service, other business and residential uses. Development controls will ensure sign control, attractive landscaping, desirable setbacks and compatibility between adjoining uses.

(B) Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the Planned Business and Residential Commercial District by the Zoning Officer, provided that the use, type, dimensional and all other applicable requirements of this Chapter are satisfied. Permitted uses are subject to the performance standards contained in Part 5.

(1) Any use listed as permitted by right in the Rural Conservation, Rural/Suburban, Suburban/Semiurban Residence Districts, Neighborhood Convenience Commerce District, the Planned Industry/Business Industrial District and the Urban District.

- (2) Art, photography or dance studio\*.
- (3) Funeral home.
- (4) Holiday tree sales.
- (5) Multiple use building\*,\*\*.
- (6) Open air retail\*,\*\*.
- (7) Pet grooming establishment.
- (8) Temporary retail sales.

\* Site plan review required (see Section 409)

\*\* See §321 for additional requirements.

(C) Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the Planned Business and Residential Commercial District by the Zoning Hearing Board in accordance with the standards contained in §322 of this Chapter:

- (1) Cemetery\*.
- (2) Fire station\*.
- (3) Open air retail sales of agricultural products\*.
- (4) Public utility facility\*.
- (5) Single family detached dwelling in combination with a commercial activity\*.

\* See §321 for additional requirements.