

~~(a)~~ (1) All uses forth in Section 13-308, ~~provided that non-residential uses are:~~

(2) ALL OTHER NONRESIDENTIAL USES (IN ADDITION TO THOSE USES SET FORTH IN SECTION 13-308) OR, PROVIDED THAT SUCH ADDITIONAL NONRESIDENTIAL USES ARE:

~~(i)~~ (a) ~~Located~~ SHALL BE LOCATED and designed so as to protect the character of the development and the desirable character of the surrounding properties; and

~~(ii)~~ (b) Shall not occupy more than five percent (5%) of the area of the development exclusive of public services (such as churches, schools, hospitals and fire and police stations, etc.).

(c) Planned shopping centers, in accordance with the provisions of Section 13-311 through 13-311.6, inclusive, as modified by the following provisions:

(i) Such centers shall be planned as an integral part of the development.

(ii) Such centers shall be located and designed so as to provide direct access to an arterial street without creating traffic hazards or congestion.

(iii) Orientation of building and parking areas shall be to an arterial street. Layout of parking areas, service areas, entrances, exits, yards, courts and landscaping; control of signs, lighting and noise shall protect the residential character within the PUD District and the desirable character of any adjoining residential district.

(iv) Where appropriate to general design and timing of operations within the Planned Unit Development, shopping center parking, service areas and access ways may be located to serve other uses in the vicinity in accordance with the provisions of Section 13-320.4.

(v) Building permits for such shopping center may be issued only after issuance of building permits for not less than five hundred (500) dwelling units within the Planned Unit Development.

(d) Convenience establishments of a commercial and service nature (excluding automobile service stations, repair garages, and drive-in eating and drinking establishments) shall be permitted in accordance with the conditions hereinafter set forth:

(i) Such establishments shall be an integral part of the general plan for development.

(ii) Such establishments and their parking areas shall not occupy more than two percent (2%) of the total area of the development.

(iii) Such establishments shall be located, designed and operated so as to efficiently serve the frequent trade and service needs only of the residents within the planned development, and shall present no visible evidence of their character from first story residential windows in other residential districts.

(iv) Such establishments shall not adversely affect residential uses within or adjoining the development, nor shall it create traffic congestion or hazards to vehicular or pedestrian traffic.

(v) Where appropriate to general design and timing of operations within the development, non-residential parking, service areas and access