

AMENDMENT TO POLK COUNTY LAND DEVELOPMENT CODE

Section 401.06.E.3.i

ii. The following conditions shall apply to gas stations within the PIX:

- (1) Gas Stations are considered to be retail/commercial uses and shall not exceed the ~~20%~~ 30% limit of such retail/commercial uses allowed throughout the PIX district. A higher percentage of the limited 30 percent of retail and commercial uses shall only be permitted through a Conditional Use.
- (2) Must have ~~direct frontage at interconnective access to~~ a signalized intersection of a principal arterial roadway.
- (3) Gas Stations within the PIX shall not have high-speed diesel pumps.

Section 401.06.E.3.r

r. Retail - The following standards shall apply:

- i. Retail uses are limited to 15 percent of the total developable area ~~PIX~~, BPCX and INDX;
- ii. Total area includes the group of contiguous parcels designated a land use that is not bisected by a collector or arterial roads or any physical natural barriers; and
- iii. Only natural water bodies and untouched wetlands can be removed from the total area calculations.