

Section 4-500

PD-IP Planned Development - Industrial Park.

- 4-501 Purpose.** The district is established for light and medium industrial uses, office uses, and necessary supporting accessory uses and facilities, designed with a park-like atmosphere to complement surrounding land uses by means of appropriate siting of buildings and service areas, attractive architecture, and effective landscape buffering.
- 4-502 Size and Location.** PD-IP districts shall be located in areas served by one or more major arterial or collector roads, by public water and sewer, and consistent with locations identified in the Comprehensive Plan for industrial use. When mapped, the district shall be no less than twenty (20) acres in size. Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-IP zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.
- 4-503 Permitted Uses.** The following uses shall be permitted in any PD-IP district, subject to the requirements and limitations of these regulations.
- (A) Adult day care center.
 - (B) Agriculture, horticulture, forestry, or fishery.
 - (C) Commuter parking lot.
 - (D) Distribution facility.
 - (E) Facility for scheduled lessons such as: dance, gymnastics, judo and sports training.
 - (F) Flex industrial use, pursuant to Section 5-608.
 - (G) Office, administrative, business and professional, (i.e. office uses) provided:
 - (1) Office uses are an integral design element of a site plan for an industrial site or park containing not less than 40,000 square feet of gross floor area; and
 - (2) Office uses shall be located no further than 100 feet from the setback, as established by Section 5-900, of an arterial or major collector road; and
 - (3) Office uses shall be the prominent features when viewed from adjacent roadways; and

- (4) Other permitted uses may be co-located with office uses, provided such uses do not have frontage or direct access to an arterial or major collector road and will not exceed forty (40) percent of the gross floor area of the total land area of the industrial site or park; and
 - (5) Parking may be located in the side and rear yards and in no case shall parking be located between the building and the arterial or major collector road. On a corner or through lot, there shall be only one front yard as established by Section 1-205(C); and
 - (6) Buildings which contain office uses shall contain two stories or more.
- (H) Manufacture, processing, fabrication and/or assembly of products such as, but not limited to: scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchases glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery.
 - (I) Post office.
 - (J) Radio and television recording studio.
 - (K) Recycling drop off collection center, small, pursuant to Section 5-607.
 - (L) Research, experimental testing, or development activities.
 - (M) Wholesale trade establishment.
 - (N) Uses which are supportive and complementary to (which serve the users of) existing permitted and principal uses within a specific industrial park, such as, but not limited to restaurants excluding drive-throughs, business service establishments, personal service establishments, health and fitness centers, and automobile service stations, not to exceed a total of five percent (5%) of the total allowable floor area of the industrial park shown on a concept development plan.

- (O) Bakery, commercial.
- (P) Bank or financial institution, pursuant to Section 5-659.
- (Q) Dwelling, accessory to a permitted or special exception use.
- (R) Printing service.
- (S) Warehousing facility, pursuant to Section 4-507(E).
- (T) Auction house.
- (U) Business service establishment.
- (V) Health and fitness center.
- (W) Park.
- (X) Postal service, including overnight courier collection and overnight mail distribution facility.
- (Y) Restaurant, carry-out only.
- (Z) Water pumping station.
- (AA) Utility substation, dedicated.
- (BB) Conference or training center.
- (CC) Sewer pumping station.
- (DD) Utility substation, distribution, pursuant to Section 5-616.
- (EE) Church, synagogue, temple or mosque.
- (FF) Motor vehicle service and repair, light.
- (GG) Telecommunications antenna, pursuant to Section 5-618(A).
- (HH) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- (II) Funeral home, pursuant to Section 5-658.
- (JJ) Training Facility.
- (KK) Interactive Science & Technology Center.

- (LL) Outdoor Storage, Accessory up to 10% of gross floor area of principal use.
- (MM) Contractor service establishment, excluding retail sales and outdoor storage.
- (NN) Recreation establishment, outdoor or indoor, provided:
 - (1) Parking areas for recreation establishments shall be designed to enhance the safety of children as they arrive at and leave the facility; and
 - (2) Recreation establishments shall include a designated pickup and delivery zone, providing at a minimum one (1) parking space per twenty (20) children and shall be located in proximity to the recreation establishment in such a way that provides safe and clearly designated access to enter or exit the facility.

4-504 Special Exception Uses. The following uses may be approved by the Board of Supervisors pursuant to the provisions of Section 6-1300.

- (A) Office, administrative, business and professional, which do not meet the criteria contained in Section 4-503(G).
- (B) Civic, social, fraternal association meeting place.
- (C) Educational institution.
- (D) Golf driving range.
- (E) Heliport, helistop.
- (F) Hospital, pursuant to Section 5-610.
- (G) Hotel/Motel, pursuant to Section 5-611.
- (H) Public utility service center with or without storage yard.
- (I) Sewage treatment plant.
- (J) Uses which are supportive and complementary to (which serve the users of) existing permitted and principal uses within a specific industrial park, such as, but not limited to restaurants, excluding drive-throughs, business service establishments, personal service establishments, health and fitness centers and automobile service stations; but not to include such uses as car repair except in

conjunction with an automobile service station; in excess of five (5%) percent but not to exceed a total of 25% of the total allowable floor area of the industrial park shown on a concept development plan.

- (K) Utility substation, transmission, pursuant to Section 5-616.
- (L) Utility transmission lines, overhead.
- (M) Water treatment plant.
- (N) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (O) Medical care facility, outpatient only.
- (P) Motor vehicle service and repair, heavy.
- (Q) Printing service plant.
- (R) Child care center, pursuant to Section 5-609(B).
- (S) Fire and/or rescue station.
- (T) Dry cleaning plant.
- (U) Automotive service station.
- (V) Car wash.
- (W) Golf course.
- (X) Motor vehicle rental, with outdoor vehicle storage only.
- (Y) Personal service establishment
- (Z) Recreation establishment, outdoor or indoor, which do not meet the criteria contained in Section 4-503(NN).
- (AA) Recycling drop-off collection center, large, pursuant to Section 5-607.
- (BB) Mass transit facilities and stations.
- (CC) Water storage tank.
- (DD) Firearm range, archery range, indoor.

- (EE) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.
- (FF) Storage, outdoor accessory in excess of 10% of gross floor area of principal use.
- (GG) Parking Lot/Valet Service, Long-Term.
- (HH) Car wash, accessory to a convenience food store, pursuant to Section 5-617.
- (II) School, public and private.
- (JJ) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (KK) Police station.
- (LL) Motorcycle or ATV sales, rental, repair and associated service.
- (MM) Animal hospital.
- (NN) Camp, day.

4-505 Lot Requirements.

- (A) **Size.** One (1) acre minimum, exclusive of major floodplain.
- (B) **Yards.**
 - (1) **Adjacent to roads.** Except where a greater setback is required by Section 5-900, no building shall be permitted closer than thirty five (35) feet to the right-of-way from any road and no parking shall be permitted closer than twenty-five (25) feet to the right-of-way from any road. No outdoor storage, areas for collection of refuse, or loading space shall be permitted in such setbacks.
 - (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than seventy five (75) feet to any agricultural district, any existing or zoned residential district, or land bay allowing residential uses. No parking shall be permitted closer than sixty (60) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in