

**CHAPTER 1149**  
**Planned Industrial Park District**

<b>1149.01</b>	<b>Application to create Industrial Park District.</b>	<b>1149.03</b>	<b>Subdivision plat required.</b>
<b>1149.02</b>	<b>Submission of development plans required.</b>	<b>1149.04</b>	<b>Development standards.</b>

CROSS REFERENCES  
District established - see P. & Z. 1119.05(1)

**1149.01 APPLICATION TO CREATE INDUSTRIAL PARK DISTRICT.**

(a) Submission of Application. The owner or owners of a tract of land twenty-five acres or more in area may request that the Zoning District Map be amended to include such tracts in the Planned Industrial Park District in accordance with the provisions of Sections 1109.01 through 1109.07, 1113.01, 1113.02 and 1145.02. The twenty-five acre requirement may be reduced if the use of the total area is set forth in the application, including:

- (1) The type of firm or firms; and
- (2) A site plan for the development of each lot, including the placement of structures, storage area, parking areas, yard space and other activities.

(b) Basis for Approving Application. The basis for approving an application for a planned industrial park development or a plan for the development of land within an established Planned Industrial Park District shall be a determination that:

- (1) The proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Code;
- (2) The proposed development is in conformity with a comprehensive plan or a portion thereof as it may apply;
- (3) The proposed development advances the general welfare of the City and the immediate vicinity; and
- (4) The benefits of improved arrangement and design of the development justifies deviation from the standard requirements for commercial and industrial development included in this Zoning Code.

(c) Effect of Approval of Application. The development plan as approved by resolution of Council shall constitute an amendment to the regulations of this chapter as they apply to the land included in the approval amendment. The approval shall be for a period of two years to allow the preparation of a subdivision plat whenever required, submitted in accordance with the subdivision regulations for the City. Unless the required subdivision plat is properly submitted and recorded within two years, the approval shall be voided and the land shall revert to its last previous zoning district, unless an application for time extension is submitted and approved in accordance with subsection (a) hereof.  
(1980 Code 150.080)

#### **1149.02 SUBMISSION OF DEVELOPMENT PLANS REQUIRED.**

Three copies of the plan for proposed developments in Planned Industrial Park Districts, including development plans for individual parcels or tracts within an established Planned Industrial Park District, shall be submitted to the Planning and Zoning Commission and when required the necessary application to amend the Zoning District Map. The development plan shall include in text and map form:

- (a) The proposed location and size of the areas to be developed, indicating by sketch, map or text the general development character of the parcel or tract, limitations or controls to be placed on industrial uses, processes, operations, locations, or the types of tenants, probable lot size, and other development features including the landscaping plan;
- (b) The proposed location and size of nonindustrial uses within the parcel or tract indicating types of proposed uses such as commercial, community service or facility or other associated nonindustrial activity;
- (c) The proposed provisions of water, sanitary sewer, industrial waste disposal and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness;
- (d) The proposed traffic-circulation pattern showing public and private streets and other transportation facilities, including their relationship to topography and existing transportation facilities with evidence of reasonableness;
- (e) The proposed schedule of site development and associated facilities, including streets, other transportation facilities, utilities, services and other facilities;
- (f) The relationship of the proposed development to existing and future land use in the surrounding area, the street system, community facilities, services and other public improvements; and
- (g) Evidence that the applicant has sufficient control over the land to provide for the required land improvements including street, water, sanitary sewers, waste disposal, surface drainage, and other facilities for subdivision development required by the subdivision regulations for the City. Evidence of control includes property rights and the engineering feasibility data which may be necessary.

(1980 Code 150.081)

**1149.03 SUBDIVISION PLAT REQUIRED.**

(a) In the Planned Industrial Park District no use shall be established or changed and no structure shall be constructed or altered until the required subdivision plat has been recorded in accordance with the subdivision regulations for the City. The subdivision plat shall be in accordance with the approved development plan and shall show or include:

- (1) Public and private street and block layout (lot divisions are not required, but probable arrangement should be indicated); building setback lines; water, sewer, fire hydrant and other public utility installations, including sanitary sewage and waste disposal facilities; easements, rights-of-way, pavements, and walks; and land reserved for nonindustrial use with indication of the nature of the use;
- (2) The nature and extent of earthwork required for site preparation and the installation of public improvements such as streets and utilities; and
- (3) Deed restrictions, covenants, easements and encumbrances to be used to control the private use, development, and maintenance of the land and improvements thereon, including those applicable to areas within the tract to be developed nonindustrially.

(b) An extension of the time limit or the modification of the approved development plan may be approved by Council. Such approval shall be given upon a finding of the purpose and necessity for such extension or modification and evidence of reasonable effort toward the accomplishment of the original development plan, and that such extension or modification is not in conflict with the general health, safety and welfare of the public or the development standards of the Planned Industrial Park District.  
(1980 Code 150.082)

**1149.04 DEVELOPMENT STANDARDS.**

In addition to the provisions of Chapters 1127 and 1141 the following standards for arrangement and development of land and buildings are required in the Planned Industrial Park District.

- (a) Intensity of Use. A use allowed in this District shall entirely enclose its primary operation within a structure. Open storage and service areas and loading docks shall be screened by walls or fences at least six feet but not more than twelve feet in height. These walls or fences shall have an opaqueness of seventy-five percent (75%) or more, so as to effectively conceal production, storage, service, and loading operations from adjoining streets and from a residential zoning district or another development district as listed in Section 1127.04.

- (b) Lots. All lots shall abut a public street or otherwise provide access to such public street by means of roadway easement.
- (c) Side and Rear Yards. For main and accessory structures, including open storage, service and loading areas, the required side and rear yards shall be as specified in Sections 1127.03 and 1127.04.
- (d) Special Yard Requirement for General Manufacturing Use. No general manufacturing buildings and operations, exclusive of open landscaped space and parking areas, shall be erected closer than 500 feet to any residential or special districts, except that this distance may be reduced to 250 feet if acceptable landscaping or screening approved by the Planning Commission is provided.
- (e) Improvements Required. The following improvements shall be required:
  - (1) Street improvements within or adjacent to the tract in accordance with the requirements of the Subdivision Regulations of the City.
  - (2) Water and sewer facility improvements in accordance with the requirements of the Subdivision Regulations of the City.
  - (3) A buffering zone twenty-five feet or more in width shall be provided around the entire tract and shall be landscaped in accordance with an approved landscape plan. The plan shall conform to the provisions of Section 1127.04. This buffering zone, when adjacent to a street or highway right-of-way eighty feet or more in width, or other industrial zoning district, may be reduced to fifteen feet. The landscape plan shall be subject to approval in the same manner as required of the subdivision plat.
- (f) Landscape Plan. Landscaping shall be accomplished in accordance with an approved landscape plan. The landscaping shall be compatible with development on adjacent properties.  
(1980 Code 150.083)