

PLANNED DEVELOPMENT REGULATIONS

General Purpose: To expand the existing industrial park for development of light industrial, high tech manufacturing, research, processing, assembly, warehousing, distribution, logistics, and other light industrial uses, as well as supporting business service and office uses.

Permitted Uses: Uses permitted in this Planned Development shall be those set forth for the I-1, Light Industrial District in Section 4400B, Permitted Use Table of the Zoning Ordinance and shall be subject to the Special Conditions specified in Section 4400B for certain uses.

Area and Height Requirements: This Planned Development shall comply with the regulations in Sections 4500 and 4500B, Area and Height Regulations of the Zoning Ordinance that are applicable to the I-1, Light Industrial District.

Exterior Construction Materials: The exterior surface of all structures, including walls attached to the building, columns and supports, shall comprise of 100 percent Masonry Construction Materials, tilt-up concrete walls, pre-cast concrete walls or cast-in-place concrete walls. These requirements will not apply to windows and doors, awnings and canopies, metal cap flashings, trims, accents or similar architectural features. Additionally, the exterior facade that will be removed during a future building expansion will be exempt from these requirements.

Signage: This Planned Development shall comply with the regulations in Section 7100, Sign Standards of the Zoning Ordinance that are applicable to the I-1, Light Industrial District.

Parking and Loading: The permitted uses in this Planned Development shall comply with the regulations in Section 7200, Off-Street Parking and Loading Standards of the Zoning Ordinance.

Landscaping and Screening: This Planned Development shall comply with the regulations in Section 7300, Landscaping and Screening Standards of the Zoning Ordinance that are applicable to the I-1, Light Industrial District.

Trash containers, Refuse or Recycling Storage Screening: Trash containers, dumpsters and storage areas for refuse or material awaiting disposal or recycling shall be screened in accordance with Section 7301.B of the Zoning Ordinance.

Residential Proximity Requirements: This Planned Development shall comply with the regulations in Section 7400, Residential Proximity Standards of the Zoning Ordinance that are applicable to the I-1, Light Industrial District.

Outside Storage and Screening Requirements: Open storage in this Planned Development shall be placed on a concrete surface and shall be screened from the street by an eight-foot-high opaque screening device that is consistent throughout the development. The screening device shall be designed to meet the minimum requirements of Section 7302 of the Zoning Ordinance. Such surface and screening device shall be maintained in good condition and free of weeds or debris. The opaque screening device may be substituted with a hedge row of dense evergreen plants to form a visual screen at least six feet in height at installation. Outside storage must not be stacked or raised to a level that is visible from the street in spite of the opaque screening device or hedge row.

Compliance with PD: The proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.