

Sec. 4-6.610 Planned Unit Development Industrial (PUD-IN).

- a. Definition: An industrial development consisting of ten (10) acres or more of uses classified as manufacturing or light industrial.
- b. Design Standards:
 - 1. Location. Industrial buildings and uses shall be not less than one hundred (100) feet from any residential zoning district or use and not less than seventy-five (75) feet from any business zoning district or use.
 - 2. Buffers and Screening. A twenty-five (25) foot natural or landscaped buffer shall be provided adjacent to every exterior subdivision property line excluding portions abutting a street right-of-way. Where the development property line abuts a residential use this buffer shall not be less than fifty (50) feet. This is to be maintained as part of the common open area for the development. Provided, however, where like-kind of similar type development adjoins, a buffer shall not be required. When appropriate a visual and noise buffer shall be provided to separate storage and work areas from residential uses.

Off-street parking, loading or service areas shall be screened as required by the Planning Commission.

- 3. Street Frontage.
 - a. Industrial sites must front on a major arterial or a collector street.
 - b. Setbacks - Setbacks along all streets shall be forty-five (45) feet from the right-of-way.
- 1. Signage. Principal use signs shall be permitted for each use within the district. Plans for such signs shall be submitted to the Planning Commission Staff for review and approval prior to issuance of sign building permits. No permit shall be issued for any such sign until certified by the Planning Commission Staff.
- 2. Off-Street Parking. Off-street parking shall meet the requirements of the Zoning Ordinance provided that a minimum distance of seventy-five (75) feet from any residential area and a visual buffer from the residential area shall be maintained.
- 6. Permitted Uses.

The following shall be permitted:

1. Manufacturing and light industrial uses allowed under the I-L (Light-Industrial) and M (Manufacturing) zoning districts or as specified on an approved master plan.

2. Child Care Centers.

Provide, that one hundred (100) square feet of outdoor play space is provided each child in any group using the play areas at one time.

3. Other Business Uses. As approved by the MPC where found to be compatible with the overall development plan.