



708.28 PID, Planned Industrial Development

A. Purpose and Intent.

The PID district is intended to allow flexible site planning and building arrangements for industrial development under a unified plan so that innovative land planning methods may be utilized which create campus-like environments, foster natural resource conservation and reduce traffic congestion. This may permit buildings to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale and other public benefits. All commercial and industrial building facades that are visible from a public street must be designed and constructed so as to meet the definition of Four-Sided Architecture, as defined in Section 724.02. In this district smaller lots than might otherwise be permitted under traditional zoning districts may be allowed; however, the purpose is not merely to allow smaller lots or reduce development requirements but to achieve other goals including the protection of sensitive environmental, historic, or aesthetic resources as well as the provision of site amenities such as parks, open space, walking trails, etc. The PID district is not intended to encourage greater density of development, but rather to encourage ingenuity and resourcefulness in land planning techniques which result in industrial development patterns that conserve and create open space, reduce vehicle trips and provide quality developments which enhance the surrounding area.

B. Permitted Uses.

This district is designed to allow industrial parks which are developed under a unified plan. The planned development should incorporate features such as coordinated transportation and parking networks, building design parameters and holistic landscaping themes.

C. Temporary/Conditional Uses Allowed by the Director.

Not applicable in this district.

D. Special Uses Permitted by Board of Zoning Appeals

Not applicable in this district.

E. Special Uses Permitted by City Council.

Only those uses delineated in the approved general and detailed plans.

F. Accessory Structures.

Only those structures delineated in the approved general and detailed plans.

G. Use Limitations.

All outside storage areas must be located in the rear yard and must be screened by an opaque fence no less than eight feet in height.

H. Bulk and Area Regulations.

Minimum Tract Size:	5 acres
Maximum Impervious Surface:	65% of entire development

I. Landscape and Buffer Requirements.

When a PID district directly abuts any residential district, a 50 ft. buffer shall be established (see standards set forth in Section 710.05). All loading docks shall be screened by either landscaping or a stabilized berm.



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J. Procedure for Establishment of Planned Development District.

1. GENERAL PLAN FILED. The owner or owners of the entire tract of land proposed to be included in the planned development districts shall file a general plan with a request for a change in zoning with the Planning Commission for consideration and referral to the City Council for recommendation. Twenty (20) copies of the general plan shall be submitted. Said plan shall contain such information and representations required or deemed necessary by the City Council, Planning Commission and Public Works Director to permit proper review. Such information and representations must include, but is not limited to, the following:
 - a) A statement describing why standard zoning districts are insufficient and how the proposed development conforms to those parameters and ideals set forth in the “Intent and Purpose” element of this district.
 - b) The general method of development and operation of the proposed general plan.
 - c) The boundaries of the tract of land included in the general plan, the computed area and the legal description thereof, the topography and other salient features of the tract by reference to a plat of survey prepared by a licensed land surveyor.
 - d) The location and extent of existing and proposed public rights-of-way, easements and water and drainage courses bounding and within the tract included in the general plan by reference to a plan or drawing.
 - e) The location and type of existing buildings and structures proposed to be retained or removed by reference to a plan or drawing.
 - f) The general location of proposed buildings by reference to a plan or drawing and an indication of the use to be made of each building.
 - g) Minimum standards for lot development including setbacks, distances between buildings and house sizes.
 - h) Architectural, facade or material requirements.
 - i) The maximum floor area designated for each use.
 - j) The percentage of development maintained as open space and/or recreation areas and impervious surfaces.
 - k) Preliminary tree protection plan and screening standards.
 - l) Public transportation facilities or provisions (if any).
2. PLAN REVIEWED. Said plan shall be reviewed by the Planning Commission and a determination made as to whether the proposed plan is consistent with the intent and standards of this district and whether the development of the tract serves the public welfare. Such determination shall be made after an analysis prepared by the Department of Planning and Zoning. Said analysis shall include, but is not limited to, the availability of public access and utilities to the tract, neighboring property uses, and the effect on the efficient delivery of city services. A recommendation relating to the proposed plan shall be transmitted to the City Council.
3. COUNCIL APPROVAL. The City Council, upon receiving the recommendation of the Planning Commission relating to a planned development proposal, shall proceed in accordance with the requirements of law to consider amendment of the zoning map. In the event the City Council approves the general plan and changes the zoning by passing the required amendments to the zoning map, the requirements of the plan shall constitute the zoning regulations for the district and the zoning maps shall be amended. Approval of any general plan shall convey to the



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applicant all rights associated with the approved preliminary plats as stated in Division 728 (Platting Procedures).

4. **DETAILED PLAN FILED.** Subsequent to all subdivision improvements being installed, a final detailed plan shall be reviewed and approved by the Mayor and Council. If approved, construction shall not be permitted in any segment of said tract until a final plat prepared in accordance with Division 728 has been approved by the City Council, except that improvements may be permitted to the extent that such improvements are shown in detail and included in the plan for review and approval by staff as per Article 7-8-12 (Soil Erosion and Sediment Control). The detailed plan shall include, but is not limited to, the following:
 - a) The location and extent of public rights-of-way, easements and water and drainage courses bounding and within the tract included in the general plan by reference to a plan or drawing.
 - b) Minimum standards for lot development.
 - c) Open space and recreation area provisions (active and passive).
 - d) Detailed landscaping plan.
 - e) Detailed architectural elevations of the proposed buildings. All commercial and industrial building facades that are visible from a public street must be designed and constructed so as to meet the definition of Four-Sided Architecture, as defined in Section 724.02.

In the event that no approved general plan shall be on file for property zoned to the PRD district, submission and approval of the detailed plan shall be required prior to the commencement of any subdivision improvements. If such detailed plan is submitted in absence of an approved general plan, the property must be posted with notice of the submission of the detailed plan at least 15 days prior to the consideration by City Council.

5. **PLAN AMENDMENTS.** Pursuant to the same procedures and subject to the same limitations by which plans were approved and amendments to the Official Zoning Map adopted, such plans may be amended in whole or in part. Minor changes in use or intensity of use may not require an amendment to the general plan and may be submitted for approval in conjunction with the detailed plan, as revised or submitted.

(Ord. No. 5903, 10/14/98, Sec. 1; Ord. No. 6737, 10/13/2004, Sec. 20)