

**SECTION 460  
Planned Industrial Park District**

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**460.1 PURPOSE.**

This district is established to provide for and accommodate industrial uses in a planned industrial development and to permit creative, unified, and imaginative industrial development. It is the intention in establishing these regulations that all development pursuant to this section shall be permitted only with the use of public sanitary sewer and public water. This district will be free from encroachment of residential, commercial, retail, and institutional uses so that it may develop for purely industrially oriented purposes and shall conform to the following intentions:

- A. To encourage the establishment of industries which are mutually compatible.
- B. To provide development and operational standards to minimize traffic congestion, noise, glare, air pollution, water pollution, fire and safety hazards, and drainage problems.
- C. To prohibit industrial uses, which, because of the potential emanation of dust, smoke, noise, fumes, odors, or vibrations, are inconsistent with the purpose of this section.
- D. To establish standards for environmental development, including landscaping and requirement of open areas that will tend to result in healthful and productive working conditions.
- E. To establish an industrial district that minimizes negative impact to the safety, health and welfare of the abutting properties to the Planned Industrial Park District by reason of emission or creation of noise, vibration, smoke, dust or other particulate matter toxic and noxious materials, odors, fire or explosive hazards, glare or heat or electromagnetic disturbance.

**460.2 PROCEDURE.**

- A. Submission of a general development plan in conformance with Section 730.
- B. Review by the Zoning Commission.
- C. Submission to, recommendation, and approval by Summit County Planning Commission, Summit County Engineer, and Summit Soil & Water Conservation District.
- D. Submission of final development plans for the development phases thereof, review, and recommendation by the Zoning Commission.

**460.3 PERMITTED USES.**

The following categories of uses shall be a principal use permitted by right in the Planned Industrial Park District provided that all activities associated with the permitted use shall be conducted entirely within an enclosed building, the use does not violate and is consistent with the purposes set forth in Section 460.1.

- A. Wholesale business; bottling works; container distribution and redistribution, ice cream manufacturing, ice manufacturing, creamery; cold storage; commercial bakery.
- B. Tire retreading shop; laundry; dry cleaning plant, truck terminal; carpet cleaning; railroad passenger or freight station.
- C. Warehouse for or storage in bulk of such materials as asphalt, brick, cement, constructions equipment, clothing, coal, cotton, dry goods, feed, fertilizer, furniture, grain, gravel, grease, groceries, hardware, hay, ice, iron, lead, lime, liquor, new plaster, pipe, provisions, roofing, rope, crude rubber (except scrap), sand, shop supplies, stone, tar, tar or creosoted products, terra cotta, timber, tobacco, turpentine, varnish, wine, wood, wool, and wholesale produce.
- D. Machine shop or the processing of fabrication of plastics, aluminum, brass, bronze, copper, tin, or other metals, provided that any resulting cinders, dust, flaking, fumes, gas, odor, refuse matter, smoke, vapor noise, or vibrations are confined effectively to the premises, and provided further, that no fire hazard is created but the use of stamping, dyeing, shearing or punching of metal in such operations is prohibited.
- E. Dyeing, galvanizing, electroplating, wood fabrication, upholstering, stone cutting or monument works, enameling, lacquering or painting.
- F. Canning or preserving factory, grain elevator, cereals, flour and feed manufacture, cottonseed products manufacture, salt works, starch, glucose, or dextrine manufacture, sugar refined.

- G. Manufacture of the following: cutlery or tools, electrical machinery, rubber molds, adding machines, cash registers, typewriters, bicycles, motor vehicle parts, airplane parts, belting, rasps, files, wire products, plastic, brass, bronze, or aluminum parts. Light stamping, dyeing, shearing, or punching metal operations shall be permitted if no noise or vibration from such operation emanate from the building.
- H. Newspaper printing, job printing; research laboratory; manufacture of the following products or articles: artificial flowers, feathers or plumes, canvas products, cigars, cigarettes, wearing apparel, food products, wood products, paper products, rubber products, leather products, bone products, shell products, gas or electric fixtures, clocks, watches, jewelry or optical goods, musical instruments, scientific instruments, and textile fabrics; storage, distribution, manufacturing and refilling of portable containers of oxygen and other gases.
- I. Industrial cleaning facility, brewing or distilling of liquors except for sale at retail on the premises.
- J. Manufacture of batteries and electrical lamps.
- K. Celluloid and similar cellulose materials manufacture.
- L. Basket material factory, furniture factory, box factory, sawmill or planing mill, barrels plant, and mattress or bed spring factory.
- M. Nut, bolt, or screw manufacture; structural iron works, iron foundry; match manufacture; brick, tile, terra cotta, and other clay products, shale, or glass products manufacture; paper manufacture.
- N. Accessory uses shall be permitted when clearly incidental to the permitted use.

**460.4 ACREAGE, DENSITY, AREA, YARD AND HEIGHT REGULATIONS.**

- A. Minimum Area. A Planned Industrial Park District shall contain a minimum of 25 acres of land area. Within the PIPD, the minimum lot size shall be two (2) acres.
- B. Lot Coverage. The portion of the lot covered by buildings, structures and paved areas shall not exceed 70% of the lot area. The remaining 30% shall remain open green space.
- C. Building Setbacks.
  - 1. Minimum Front Yard Depth: The minimum front yard depth shall be 50 feet.
  - 2. Minimum Side Yard Width: The minimum side yard width for buildings shall be 15 feet except for spacing necessary for fire and emergency equipment access and access for parking and loading.

- 3. **Minimum Rear Yard Depth:** The minimum rear yard depth for buildings shall be 25 feet.
- D. **Parking Setbacks.** Off street parking areas shall be located a minimum of 15 feet from the street right of way line.
- E. **Setbacks When Abutting A Residential District.** When a lot in a Planned Industrial Park District is located adjacent to a residential district, a landscape buffer with a minimum width of 100 feet shall be established and maintained in accordance with 530.5, except that when the Planned Industrial Park District boundary line corresponds to a railroad right-of-way, the setbacks set forth in Sections 460.4C. and D. shall apply to such boundary.
- F. **Setbacks When Abutting A School.** When a lot in a Planned Industrial Park District is located adjacent to a school, a landscape buffer with a minimum width of 200 feet shall be established and maintained in accordance with 530.5, except that when the Planned Industrial Park District boundary line corresponds to a railroad right-of-way, the setbacks set forth in Sections 460.4C. and D. shall apply to such boundary.
- G. **Maximum Building Height.** The height of any structure shall not exceed 35 feet.

**460.5 OFF-STREET PARKING AND LOADING REQUIREMENTS.**

Off-street parking areas shall conform to the regulations of Section 520 and to the off-street parking requirements specified below. Whenever there is a conflict between the provision of Section 520 and this section, this section shall apply.

- A. **Required Off Street Parking Spaces.** The following parking ratios shall supercede the requirements in Section 520 for development in a PIPD, except that in no case shall there be fewer than one space for each two (2) employees.
  - 1. Research laboratory – one space for each 200 square feet of gross floor space, excluding basements.
  - 2. Manufacturing or wholesaling – one space for each 1,000 square feet of gross manufacturing or wholesale floor area, including basements.
  - 3. Warehousing – one space for each employee and one space for each 5,000 square feet of gross warehouse floor area, excluding basements.
  - 4. Motor vehicle, machinery or equipment service – one space for each 800 square feet of gross floor area, excluding basements.
- B. **Access Drives.** Access driveways shall be at least 10 feet in width but not more than 25 feet in width from the street to the parking and storage areas, and no part of a driveway necessary for access to any parking space shall be at less than nine (9) feet in width.

C. Off-Street Loading Requirements:

1. Minimum dimensions for an off-street loading berth shall be 12 feet in width, 60 feet in length exclusive of driveways, aisles and other circulation areas, with a height clearance of not less than 15 feet.
2. Minimum Number or Berths Required. Off-street loading facilities shall be provided based on the type of use.
  - a. Warehousing, wholesaling, or manufacturing with the following gross floor area including basements:

Gross Floor Area (Sq. Ft.)	Berths
5,001 to 30,000	1
30,001, to 80,000	2
80,001 to 150,000	3
Each additional 90,000 or major fraction thereof	+1

- b. Offices or other business uses with the following gross floor area including basements:

Gross Floor Area (Sq. Ft.)	Berths
25,001 to 100,000	1
100,001 to 200,000	2
200,001 to 340,000	3
Each additional 250,000 or major fraction thereof	+1

- c. The total number of berths required for a building having more than one use shall be the sum of the berths required for each individual use.
3. Truck routing diagrams shall be provided to show circulation and turning movement areas that are adequate for maneuvering 75-foot tractor-trailer units.

D. Curb Cuts. Unused curb cuts shall be restored to a standard curb. Unused or abandoned existing curbs shall be restored to a standard curb or edge of pavement and right-of-way shall be restored. Driveway approaches no longer used shall be removed, and the area between the curb and sidewalk, if any, shall be restored to proper grade and a lawn installed. The work required in this section shall be the responsibility of the adjacent property owner.

**460.6 SUPPLEMENTAL REQUIREMENTS**

- A. Parcels having access to a state highway shall be required to use said state highway for all vehicular access. No vehicle access road shall be permitted within 150 feet of an existing residential driveway.
- B. Sanitary sewers shall be provided for prior to any construction.
- C. Sides of buildings fronting on public streets shall be faced with brick, stone, split rock, decorative block, or other similar approved material. Temporary walls to allow for planned building expansion may be permitted with alternative materials. Construction materials for exterior surfaces shall be subject to Zoning Commission approval.
- D. Utility lines shall be installed underground and suitably marked for safety.
- E. No outdoor advertising displays of any nature shall be placed, erected, or located within this district.
- F. Signs - See Section 510.

**460.7 PROHIBITED USES.**

Any use not specifically listed in Section 460.3 shall not be permitted in the district. In addition, the following uses are specifically determined incompatible with the purposes of the Planned Industrial Park District and shall be prohibited in all cases.

- A. Retail and commercial uses.
- B. Garage repair shop, motor vehicle shop and body and fender shop.
- C. Outdoor storage of construction material and equipment.
- D. Veterinarian hospital office, kennel or any premises used for the business of raising, boarding or breeding domesticated animals.
- E. Dog pound.
- F. Heavy industry which constitutes the following uses:
  - 1. Pulp and plaster manufacture, emery cloth, and sandpaper manufacture;
  - 2. Ammonia, bleaching powder, sulfuric acid, or other chemical plants emitting corrosive or toxic fumes carrying beyond the premises, other than uses included in the prohibited use class; wood distillation, including manufacture of charcoal, tar, turpentine, and other byproducts; coal distillation, reclaiming, creosote manufacture or treatment; gas manufacture from coal or lamp black manufacture; petroleum storage (in quantities

greater than tank car lots); tar distillation, tar roofing, and tar water-proofing manufacture; manufacture of disinfectant, insecticide, or dye stuff;

3. Locomotive manufacture, railway car manufacture; boiler works; reducing or refining aluminum, copper, tin, or zinc; steel furnace; blast furnace or works; blooming or rolling mill; power forge, pipe works; wire or rod mill; coke ovens;
4. Pickles, vinegar, or sauerkraut manufacture; cider mill; fish packing or storage; tobacco (chewing) manufacture; and
5. Annealing or heat treating plants; arsenals; automatic screw machines; blast furnaces or coke ovens; drop forge plants; garbage, refuse, offal or dead animal reduction; incineration; nitrating of cotton or other cellulose material; ore reduction; smelting or refining; quarries; rendering plants; scrap operations; slaughter houses; solid waste transfer stations; steam generating plants; stockyards and feeding pens.

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