

Sec. 8-3038. Planned unit development industrial (PUD-IN).

(a) *Definition.* Any industrial development consisting of ten 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 100 feet from any residential zoning district and not less than 75 feet from any business zoning district.

(2) *Buffers.* A 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 be not less than 50 feet. This is to be maintained as part of the common open area for the development. However, where like-kind or 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.

(3) *Street frontage.*

a. Industrial sites must front on a major arterial or a collector street.

b. *Setbacks.* Setbacks along all streets shall be 45 feet from the right-of-way.

(4) *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.

(5) *Off-street parking.* Off-street parking shall meet the requirements of the zoning ordinance provided that a minimum distance of 75 feet from any residential area and a visual buffer from the residential area shall be maintained.