

SECTION 10 I-1 PLANNED INDUSTRIAL PARK DISTRICT

10.1 Uses Permitted

The owner, or owners, of any contiguous and compact tract of land shall submit to the Planning Commission a petition for the rezoning and subsequent exclusive use and development of all such tract of land as a Planned Industrial Park District. The petition submitted shall be referred to the Planning Commission for study, hearing and report as provided by law.

In a Planned Industrial Park District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed or altered until such use, erection, construction, reconstruction or alteration shall have been specifically authorized by the governing authority, after study and recommendation by the Planning Commission.

Any industrial use, upon approval of the Planning Commission, shall be permitted in a Planned Industrial Park District provided no nuisance will result with regard to excessive:

- (1) Smoke and other particular matter.
- (2) Noise.
- (3) Odor.
- (4) Fire or explosive hazard.
- (5) Gases.
- (6) Glare or heat.
- (7) Vibration.
- (8) Water pollution.
- (9) Other factors detrimental to the health, safety, and welfare of the area.

10.2 Special Requirements

The Planning Commission shall satisfy themselves that the conditions listed above are met before recommending approval of any use in a Planned Industrial Park District. Pursuant to this section, the applicant shall be required to furnish:

- (1) Overall development plan.
- (2) Data describing all processes and equipment involved in the proposed use.
- (3) Plans showing location and design of structures, delivery points, loading and storage areas, walls, fences, screen planting, signs, lighting devices, and pedestrian walks.
- (4) Plans illustrating adequate off-street parking according to standards established by the Planning Commission.
- (5) Traffic routing system so designed as to minimize nuisance effects due to the generation of traffic to and from the use.
- (6) Comprehensive landscaping plan.
- (7) Any other information the Planning Commission may need to adequately consider the effect the proposed uses may have upon the cost of providing adequate services to the area.