SECTION 444 - (PIP) PLANNED INDUSTRIAL PARK DISTRICT REGULATIONS

444.02 - PERMITTED USE - The following uses shall be permitted in the PLANNED INDUSTRIAL PARK DISTRICT.

444.021 - Industrial Development - Manufacturing, processing, warehousing and industrial service activities located and maintained within the limits of the Development Standards of these PLANNED INDUSTRIAL PARK DISTRICT regulations and in accordance with the approved Development Plan.

Commercial establishments normally associated with and intended to serve the industrial establishments or their employees and approved as a part of the Development Plan.

Additional commercial activities of an intense nature, typically associated with the Community Service District, which compliment industrial uses already included in the application.

444.03 **- PROCEDURE -** The following procedure applies in placing land in the PLANNED INDUSTRIAL PARK DISTRICT.

444.31 - Submission of Application - The owner or owners of a tract of land twenty-five (25) acres or more in area may request that the Zoning District Map be amended to include such tracts in the PLANNED INDUSTRIAL PARK DISTRICT in accordance with the provisions of ARTICLE VII and the following requirements:

The twenty-five (25) acre requirement may be reduced by the director if no potential conflicts exist with surrounding land uses as existing or planned and if all other requirements of this district are met.

444.32 - Development Plan - Five (5) copies of a Development Plan prepared and sealed by an architect licensed to practice in the state of Ohio shall be submitted with the application to amend the Zoning District Map. The plan shall include in text or map form:

1.) The general development character of the tract, including the proposed location and size of industrial areas as well as the proposed type, location and size of non-industrial uses within the site.

2.) The proposed industrial uses, processes, operations, and tenant types as well as any restrictions or controls to be placed on the uses.

3.) The proposed provisions of water, sanitary sewer, industrial waste disposal, and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness.

4.) The proposed traffic circulation pattern, including access drives, parking arrangement, pedestrian walks and safety areas.

5.) An analysis of potential traffic impacts that will result from the proposed development using standard traffic assessment techniques and references, including an estimate of street and/or other traffic improvements necessitated by the development.

6.) Provisions for landscaping, lighting, and signage associated with the development, including location, appearance, size and other details as necessary.

7.) Depiction of soil types, site topography in two (2) foot contour intervals, watercourses, surface water bodies, mature vegetation, wetlands and other natural features as they currently exist.

8.) Depiction of existing utility easements, surface and subsurface drainage improvements, well and/or wastewater facilities and other site improvements.

9.) The proposed schedule of site development and associated facilities, including streets, other transportation facilities, utilities, services and other facilities.

10.) The relationship of the proposed development to existing and future land use in the surrounding area, community facilities, services and other public improvements.

11.) Information regarding anticipated hazardous chemical usage (if any) by the proposed tenants, including types, frequency and method of delivery and quantities maintained on site.

12.) Evidence that the applicant has sufficient control over the land to prepare required land improvements, including street, water, sanitary sewers, waste disposal, surface drainage, and other facilities for subdivision development required by the **Subdivision Regulations for Franklin County, Ohio.** Evidence of control includes property rights and the engineering feasibility datawhich may be necessary.

444.33 - Basis of Approval - The basis for approving a PLANNED INDUSTRIAL PARK DISTRICT application is:

1.) That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;

2.) That the proposed development is in conformity with all applicable development policies, community plans or portions thereof;

3.) That the proposed development advances the general welfare of Blendon Township and the immediatevicinity;

4.) That the benefits of improved arrangement and design of the development justifies deviation from the standard requirements for industrial development included in this Zoning Resolution.

5.) That a determination is made by the Chemical Emergency Preparedness Advisory Council (CEPAC) finding that the proposed use(s) will not constitute a moderate or severe potential health risk to surrounding residents and land uses.

444.34 - Effect of Approval – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment to the PLANNED INDUSTRIAL PARK DISTRICT regulations as they apply to the land included in theapproved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificated of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be construction until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria for the approval of the initial Development Plan.

444.35 - Plat and/or Zoning Compliance Required - In the PLANNED INDUSTRIAL PARK DISTRICT, no use may be established or changed and no structure may be constructed or altered until the required Subdivision Plat (if a subdivision is proposed) and/or a zoning compliance has been recorded /approved in accordance with Section 705.02 of Article VII of this resolution and the **Subdivision Regulations for Franklin County, Ohio.** The zoning compliance shall be in accordance with the approved Development Plan and shall show or include:

1.) Public and private street and block layout (lot divisions are not required, but probable arrangement should be indicated); building setback lines; water, sewer, fire-hydrant and other public utility installations, including sanitary sewage and waste disposal facilities; easements, rights-of-way, pavements, and walks; and land reserved for non-industrial use with indication of the nature of the use.

2.) The nature and extent of earthwork required for site preparation and the installation of public improvements such as streets and utilities.

3.) Deed restrictions, covenants, easements and encumbrances to be used to control the private use, development and maintenance of the land and improvements thereon, including those applicable to areas within the tract to be developed non-industrially.

444.36 - Extension of Time or Modification - An extension of the time limit or a modification of the approved Development Plan may be approved by the Blendon Township Board of Trustees. Approval is based upon the purpose and necessity for such extension or modification and evidence of reasonable effort to implement the original Development Plan. Extensions or modifications shall not conflict with the general health, safety and welfare of the public or the Development Standards of the PLANNED INDUSTRIAL PARK DISTRICT.

444.04 **- DEVELOPMENT STANDARDS -** In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the PLANNED INDUSTRIAL PARK DISTRICT.

444.41 - Intensity of Use

1.) A use allowed in this District shall entirely enclose its primary operation within a structure. Open storage and service areas and loading docks shall be screened by walls or fences at least six (6) feet but not more than twelve (12) feet in height. These walls or fences shall have an opaqueness of ninety percent (90%) or more, so as to effectively conceal production, storage, service, and loading operations from adjoining streets and from a Residential Zoning District or another Planned Development District as listed in SECTION 201, ARTICLE II.

2.) PERMITTED USES of this District may be developed in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

444.42 - Lot Width - No minimum lot width is required. However, all lots shall abut a public street or otherwise provide access to such public street by means of roadwayeasement.

444.43 - Side Yards - For main and accessory structures, including open storage, service, and loading areas, the required side yards shall equal one-third (1/3) the sum of the height and depth of the structure, but in no case shall be less than fifty (50) feet from any Residential Zoning District or Planned Residential District as listed in SECTION 201, ARTICLE II except in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

444.44 - Rear Yards - For main and accessory structure, including open storage, service, and loading areas, the required rear yards shall equal one-third (1/3) the sum of the height and width of the structure, but in no case shall be less than fifty (50) feet from any Residential Zoning District or Planned Residential District as listed in SECTION 201, ARTICLE II, except in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

444.45 - Improvements Required - The following improvements shall be required:

1.) Street improvements within or adjacent to the tract in accordance with the requirements of the **Subdivision Regulations for Franklin County, Ohio.**

2.) Water and sewer facility improvements in accordance with the requirements of the **Subdivision Regulations for Franklin County, Ohio.**

3.) An easement twenty-five (25) feet or more in width shall be provided around the entire tract and shall be landscaped in accordance with an approved landscape plan. Such plan shall include plantings which will achieve a height of ten (10) feet or more and an opaqueness of at least seventy-five percent (75%) within five (5) years of normal growth. This easement, when adjacent to a street right-of-way eighty (80) feet or more in width, or other industrial zoning districts, may be reduced to fifteen (15) feet, a fifty percent (50%) opaqueness, and two (2) feet in height. The landscape plan shall be submitted with the Subdivision Plat and shall be subject to approval in the same manner as required of the Subdivision Plat.

444.46 - Plat and Landscape Required - The Subdivision Plat shall be developed and recorded in accordance with the **Subdivision Regulations for Franklin County, Ohio.** Landscaping shall be accomplished in accordance with the approved landscape plan in conjunction with development of adjacent lots in the industrial park