

ARTICLE 1100  
Planned Industrial Park (PIP) DISTRICT

§ 208-1101.Purpose.

It is the intent and purpose of this DISTRICT to provide suitable locations for industrial, manufacturing and related USES. SITES should be of adequate size to allow for a planned industrial community that will allow flexibility for quality design, reflective of natural features. Areas should be large enough to accommodate adequate buffering from surrounding USES.

§ 208-1102.Permitted Principal Uses, Conditional Uses and Accessory Uses.

- A. Principal uses permitted-by-right for the Planned Industrial Park District are listed in the table of uses located in Article 300, §208-301.
- B. Conditional uses allowed within the Planned Industrial Park District are listed in the table of uses located in Article 300, §208-301.
- C. Accessory Uses permitted-by-right or as a conditional use in the Planned Industrial Park District are listed in the table of accessory uses located in Article 300, §208-302. Requirements applicable to accessory uses in the district are located in Article 300, §208-304.

§ 208-1103.Area and BULK Standards.

- A. Area and Bulk Standards for the Planned Industrial Park (PIP) District are listed in the table in Article 300, §208-303.

§208-1104. Supplementary Regulations.

- A. Parking Requirements in Article 1900.
- B. Parking Lot Landscaping Requirements in Article 2000.
- C. Sign Requirements in Article 2100.
- D. Screening, Buffering and Trees in Article 2200.
- E. Corridor Enhancement District Requirements in Article 1500.
- F. Additional Design Requirements for any Property Abutting Existing Residential Uses or Districts.
  - 1. Building Materials/Colors/Building Roof Treatment.
    - a). Building Exterior wall materials not permitted include:
      - (1) Large split face blocks (e.g. 8" x16" or greater).
      - (2) Tilt-up concrete panels.

- (3) Prefabricated steel panels.
- (4) Standard Concrete Masonry Units (CMU).
- (5) Relief from the above restricted materials may be approved by conditional use by the BOARD OF SUPERVISORS when the applicant can establish that the design materials would not have an adverse impact on adjacent residential uses or districts.

(b). Permitted exterior wall materials shall consist of colors which are low reflectance, subtle, neutral or earth tone. The use of high intensity colors or black may be permitted upon review of design features. The use of fluorescent color is prohibited.

(c). Roofs must have at least one (1) of the following features:

- (1) Parapets concealing flat roofs and rooftop equipment
- (2) Overhanging eaves.
- (3) Sloped roofs.

## 2. Building Mechanicals.

(a). All building mechanical systems such as air conditioning units, exhaust systems, satellite dishes, fire escapes, elevator housing, and other similar elements (including dumpsters) shall be integrated into the overall design and character of the building and screened from view.

(b). Landscaping and other screening devices, including decorative opaque fencing, shall be used to soften the view of these features from the adjoining properties and the public street.

(c). Architectural lighting shall be recessed under roof overhangs or generated from a concealed source, low-level light fixtures. This includes lighting used under canopies, e.g. canopies designed over gas pumps.

## 3. Loading and Storage Areas. Loading docks, trash collection and similar facilities shall be incorporated in the overall design of the buildings and the landscaping plan so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties and public streets.

(a). Loading dock facilities shall be screened by a solid masonry wall at least six (6) feet in height. Trash collection and similar facilities shall be completely enclosed within masonry wall or solid fence, at least six (6) feet in height on three sides and a self-closing gate on the fourth side. Dumpster areas shall have hardened, stabilized surfaces constructed to prevent accumulation of stormwater runoff.