

## **SECTION 2-37: PLANNED INDUSTRIAL DEVELOPMENT (PID)**

A. **Purpose.** The objective of this zoning district is to establish regulatory standards for controlling the location of comprehensively PID located in areas removed from residential areas and accessible to arterial roadways. The PID is intended to incorporate a flexible management policy which fosters innovative master planning in the design and development of large scale industrial areas. The PID district provides for industrial land uses and accessory sales and service activities.

1. Promote innovative site and building design and a high level of amenities, including traditional neighborhood developments.
2. Provide efficient location and utilization of infrastructure through orderly and economical development, including a fully integrated network of streets and pedestrian/bicycle facilities.
3. Establish open area set aside for the preservation of natural resources, significant natural features and vistas, and listed species habitats.
4. Create usable and suitable located civic spaces, recreational facilities, open spaces and scenic areas; than would otherwise be provided within conventional zoning districts.
5. Provide for a coherent and visually attractive physical environment through the creation of focal points and vistas, as well as coordination and consistency of architectural styles, landscaping designs and other elements of the building environment.
6. Provide for other limitations, restrictions and requirements as deemed necessary by the City to ensure compatibility with adjacent neighborhoods and effectively reduce potential adverse impacts.

B. **Land Use Mix.** The specific land use mix within a PID district development shall be determined by the underlying land uses as shown on the Adopted Future Land Use Map.

### **C. Dimensional Requirements**

1. **Minimum Industrial Park Size.** A minimum of five (5) separate business/industrial facilities situated on a total site area of at least ten (10) acres.
2. **Setbacks.** All setbacks shall comply with the setback requirements of the I-1 (Industrial) District. However, in order to provide greater flexibility in building placement, the setbacks may be reduced by 20%, provided that impact on adjacent uses be minimized by either providing additional landscaping and buffering or by orienting the building in a way that minimizes its impact on adjacent uses/structures. Electrical transformers and air conditioner compressors may be located in the required front yard nearest the principal building so long as such structures are located in front of the principal building and are screened with a wall that is no more than four feet (4') high and is designed to be compatible with the principal building.

Provided further, that one (1) access drive, perpendicular to the frontage road shall be allowed in the required front yard or side corner yard.

3. **Maximum Lot Coverage:** 40%
4. **Maximum Building Height:** As provided in the zoning district regulations for the I-1 (Industrial) zoning district.
5. **Minimum Lot Frontage:** 100'
6. **Minimum Lot Size:** 20,000 square feet

#### D. Driveways and Access Areas

1. Plans shall provide adequate maneuvering areas on-site to accommodate the backing of trucks to their loading berths or garages with a clear view from the cab of the vehicle to shop or other areas as necessary for the operation of the business.
2. The edge of a driveway apron shall be no closer than ten feet (10') from the nearest adjacent property line unless a common driveway is utilized. Whenever a driveway is abandoned, the person or entity with possessory interest in the site shall remove all driveway pavement, replace the curb and landscape the area to match the adjacent landscaping. Parking of vehicles in driveways for more than two (2) hours will not be permitted.
3. Each parking space shall be directly accessible from a street, alley or other right-of-way or from an adequate access aisle or driveway leading to or from a street, alley or other right-of-way. All off-street parking facilities shall be so arranged that no automobile shall have to back into any street. No entrance or exit driveway shall be permitted closer than 50' from a street intersection.
4. Access to the site and the structure(s) thereon for fire fighting purposes shall be provided in accordance with Chapter 2, Article III, §2-51 (*Public Safety*) of this Code.

#### E. Loading

1. All loading facilities must be on the site, located only in the rear or side interior yard if feasible, and screened from the street to the maximum extent feasible. No on-street loading is permitted.
2. Truck loading aprons and other loading areas shall be paved with Type 1 asphalt, bituminous or concrete materials and a suitable sub-base as approved by the City Engineer. Such areas shall be designed to accommodate the imposed loads of fire fighting vehicles/apparatus as required by the Fire Chief. Two (2) or more uses may be served by a single loading bay or bays, provided each use is readily accessible to the bay that services it.

#### F. Parking.

Off-street parking spaces sufficient to accommodate the parking demands as indicated on the site plan shall be provided on the site. No on-street parking is permitted.

1. Off-street parking areas shall be constructed to the following standards:
  - a. **Dimensions.** All parking design standards shall meet the requirements of Chapter 3, Article III.

- b. **Surface Material and Drainage.** Except as provided in this Section, all off-street parking facilities, including access aisles, driveways and maneuvering areas, shall be constructed in accordance with Chapter 3, Article III of this Code and maintained in good condition at all times. All off-street parking facilities shall be suitably sloped and drained and shall be of strength adequate for the traffic expected. All parking stalls shown on the site plan shall be clearly marked on the paved surface.
  - c. **Approval.** Plans for parking areas shall be submitted to the SPRC for approval.
2. Off-street parking spaces shall be provided with the following minimum requirements:
- a. Two (2) spaces for every three (3) employees on the largest working shift, based on detailed information to be provided by the applicant and generally prevailing parking demand for the type of use proposed, or the parking requirements of Chapter 3, Article III of this Code, whichever is greater. Up to 50% of the required parking may remain in “natural state” until needed.
  - b. If future building expansion is contemplated, additional areas shall be reserved for future parking.
  - c. If construction vehicles (e.g., dump trucks, end loaders, etc.) are utilized in the normal operations of the business and are expected to customarily or regularly be parked on-site, a separate location shall be indicated for such vehicles on the site plan, which location shall be screened to minimize on- and off-site impacts with either fencing or a wall and/or landscaped materials designed to achieve a 75% opacity to a height of six feet (6’) within two (2) years of the date of planting.
3. When located adjacent to a parking area, the side corner buffer area shall include landscaping materials selected, located and maintained to provide a visual screen of the parking area, which screen will be 75% or more opaque within two (2) years from the time of planting.

**G. Landscaping.** Any and all landscaping proposed shall meet the requirements as set forth in Chapter 3, Article I, except as follows:

- 1. The 20’ of any required side corner yard and the 10’ of any required side interior or rear yard nearest the lot line shall be maintained as a landscaped buffer area.
- 2. Where parking bays abut a retention area, bumper stops or continuous curbing shall be provided at least seven feet (7’) from the top of the bank.

#### **H. Utilities**

- 1. All utilities shall be underground, provided however, that utility sources may be placed overhead on the outer perimeter of the park as well as within rear lot line easements. All connections between any allowed overhead source and any building shall be underground. The person or entity with the possessory interest in the site will be responsible for the excess cost of such underground service over and above the cost of overhead service. Pad-mounted electrical transformers shall be located and screened so as to prevent viewing from any street or adjacent property.

2. No utility lines or structures, including but not limited to poles, wires, and pad-mounted electrical transformers, shall in any manner interfere with or hinder access to required fire hydrants and fire access roads or lanes.
3. Easements shall be obtained for all utilities including sewer, storm sewer, water, gas, electricity and telephone. As-built drawings of the underground and overhead utilities within the easement areas shall be furnished to the City of Ormond Beach after completion of installation.

**I. Common Open Space.** Common open space shall be:

1. Dedicated to and usable by all the owners and/or tenants of the PID. At the option of the developer, and with the approval of the City Commission, common open space may be dedicated to the general for its use.
2. Suitably improved for its intended use. Common open space containing natural features worthy of preservation may be left unimproved. Appropriate arrangements shall be made to guarantee the continued maintenance of common open space through the establishment of trust funds, creation of a development owners association or dedication to the .

**J. Supplemental Requirements**

1. **Outside Storage.** No outdoor storage or work area shall be permitted until after the location is shown on the site plan and approved by the Site Plan Review Committee. All outdoor storage of raw material, finished products or equipment and outdoor work areas shall be screened from view in all directions utilizing walls, fences and/or landscaping. Any plant materials shall be selected, located and maintained to provide a visual barrier that is 75% or more opaque within two (2) years of the date of installation.
2. **Construction and Exterior Standards.** At least 40% of the building facade facing a street, including the facade along a side corner yard which is located closer than 50' to the side corner property line, shall be constructed of non-metal building materials, including but not limited to wood, stucco, stone, brick, glass or masonry.
3. **Signs.** All signs shall comply with Chapter 3, Article IV of this Code and shall be integrated with the total project in terms of placement, materials and design. A sign plan shall be required and reviewed with the final plan.
4. **Maintenance.** The person or entity with possessory interest in a site within the development must, at all times, keep the site, building, improvements and appurtenances in a safe, clean, wholesome condition and comply in all respects with all government, health and policy requirements. All landscaping and exterior portions of structures shall be maintained in order to keep an attractive appearance, to and including that portion of the street right-of-way between the paved portion of the street and the property lines.
5. **Unity of Title.** All land included within a planned industrial development shall be under the control of the applicant, whether that applicant is an individual, partnership, or corporation or group of individuals, partnerships or corporations. Applicants shall present firm evidence, at the time of application, of unified control of the entire area within the proposed development.

The applicant shall provide the following:

- a. an agreement to proceed with the proposed development according to all of the provisions of these regulations;
- b. agreements, contracts, deed restrictions and sureties acceptable to the Ormond Beach City Commission for completion of the development, or each approved phase of the development, according to the approved plans;
- c. agreements, through the establishment of an Owners' Association, for the continuing operation and maintenance of all such areas, functions, and facilities as are not to be provided, operated, or maintained at expense, acceptable to the City Commission, and
- d. an agreement to notify the City of Ormond Beach, at the same time the development owners are notified, of any proposed amendments to the Development Owners' Associations, and
- e. assurance that binds the applicant's successors in title to any commitments made under 2, 3 and 4 preceding.

All such agreements and evidence of unified control shall be examined by the City Attorney of Ormond Beach and no development approval shall be granted without a certificate by the City Attorney that such agreements and evidence of unified control meet the requirements of this Ordinance.

#### **K. Application and Review**

1. A written application, consistent with the requirements of Chapter 2, Article IV, for PID shall be made to the Planning Department, using the application form provided by the City. The application shall be processed as required in Chapter 1, Article II (*Administration and Enforcement*).
2. Applications shall include the following:
  - a. Complete site plan submittal per Chapter 4, Article I of this Code, except that final engineering and construction drawings may be withheld pending the issuance of a development order by the City Commission.
  - b. Documentation, including written explanations, drawings, and illustrations, demonstrating conformance with Paragraph 4 of this Section.
  - c. Special studies including, but not limited to Traffic Impact Study, Environmental Assessment Report, and Holding Capacity Analysis as required by this Land Development Code.
3. Following approval of rezoning to PID and issuance of development order, the applicant may submit final site plan drawings or make application for preliminary plat approval in accordance with Chapter 4, Article II of this Code.
4. In considering an application for a PID, the Planning Board may recommend approval, approval with conditions, or disapproval and the City Commission may base its conditions of approval or denial of the issuance of a development order on the extent to

which the development offers site amenities above that normally found for permitted uses in the district with regard to the following:

- a. Building form, architecture and appropriateness of materials with regard to long-term maintenance, relation to the surrounding neighborhood and aesthetics. Architectural drawings shall be approved as part of the Development Order and adhered to in all development phases.
- b. Landscaping and related site amenities including fountains, plazas, decks, benches, and the like.
- c. Mitigation of off-site impacts.
- d. Overall lighting plan, particularly in relation to aesthetics and glare reduction.
- e. Overall signage plans, particularly in relation to aesthetics and readability.

L. **Adoption/Amendments/Expiration.** The PID Development Order shall be adopted by the City Commission in accordance with the provisions of Chapter 1, Article II of this Code.