

PULASKI COUNTY ZONING ORDINANCE



Effective: December 1, 1989
Last Revision: April 27, 2009

ARTICLE 6B: PLANNED INDUSTRIAL DISTRICT (PID)³³⁴

Statement of Intent

This district is established primarily for industrial operations and for heavy commercial operations, which may create some nuisance, and which are not particularly compatible with residential, institutional, or retail commercial uses.

6B-1 Uses Permitted by Right

Within the Planned Industrial District (PID), the following uses are permitted by right:

- Day Care Facilities
- Information Technology Systems and products
- Laboratories; Pharmaceutical and/or Medical;
- Manufacture or Assembly operations including but not limited to the following: Bio-technological, Bio-informatics, Specialty Fabrication, Semi-conductors, Fiber Optics, Wireless devices, Robotics, Electronics, and similar operations;
- Public Parks
- Public utilities, booster generator or relay stations; transformer substations, transmission lines, and towers; communications lines, towers, and receivers; pipes, meters, and other facilities for the provision and maintenance of public water and sewerage utilities, railroad facilities, and other utility installations, including CATV.
- Signs as controlled by the sign section of this ordinance
- Storage tanks, above ground, less than 10,000 gallons of gas or liquid storage or 8,593 gallons of dry storage³³⁵
- Testing operations of item assembled, manufactured, or produced in Industrial Districts, Permitted Uses by Right, or any other accessory uses required for the operation of an industry allowed under this section;

6B-2 Infill Uses and Standards³³⁶

In an effort to promote the efficient use of land, maximize the utilization of existing public utilities, encourage infill development, further the economic well-being of the community and realize the full potential of this district, the following uses and standards shall apply exclusive of other standards set forth in this Article.

6B-2.1 Uses Permitted by Right

Within the Planned Industrial District (PID), the following uses shall be permitted by right exclusive of the requirements of Article 6B-4:

³³⁴ District added 09/25/2000

³³⁵ Use added 09/25/2006

³³⁶ CUP's converted to SUP's 07/22/2002 & 6B-2 marked as RESERVED. Added Infill Uses and Standards 05/22/2006.

- Manufacturing or assembly operations including but not limited to the following: bio-technological, bio-informatics, specialty fabrication, semi-conductors, fiber optic cable and devices, wireless devices, nano-technologies, robotics electronics and similar operations.
- Laboratories including: pharmaceuticals, medical, testing operations
- Airport and air related facilities, services, manufacturing, remanufacturing, or rehabilitation.

6B-2.2 Design criteria

The minimum lot size for the above specified uses only shall be two (2) acres.

6B-3 Uses Permitted by Special Use Permit (SUP) Only ³³⁷

Within the Planned Industrial District (PID), the following uses are permitted by Special Use Permit (SUP) only:

- Airport and airport facilities
- Boat Building
- Chemical Manufacturing
- Public Safety and/or Government Communications Towers, 250 ft. or less ³³⁸
- Retreat/Conference Center ³³⁹
- Setback Variance
- Storage tanks, above ground, greater than 10,000 gallons of gas or liquid storage or 8,593 gallons of dry storage³⁴⁰

6B-4 Area Regulations

For lots with industrial buildings, the minimum lot area shall be seventy-five (75) acres. For other uses, the minimum lot size shall be two (2) acres, with no minimum lot size for utilities.

6B-5 Setback Requirements

Industrial Buildings or industrial accessory structures shall be located in accordance with the site concept plan and approved development site plans.

6B-6 Frontage Regulations

A minimum street frontage of fifty (50) feet is required.

³³⁷ CUP's converted to SUP's 07/22/2002

³³⁸ Use added 03/24/2003; amended 08/25/2003 increasing height from 199 ft. to 250 ft., revised 04/27/2009 moved the word Towers from first word to before 250 ft. or less.

³³⁹ Use added 07/22/2002

³⁴⁰ Use added 09/25/2006 (also deleted "Private tanks or Pump Stations (above ground)")

6B-7 Yard Regulations

The following yard requirements apply to all industrial lots in this district: the minimum side and rear yards adjoining a boundary shall be fifty (50) feet.

6B-8 Height Regulations

The following height regulations apply to structures constructed in this district:

- 6B-8.1 Buildings may be erected up to forty-five (45) feet in height from grade.
- 6B-8.2 A building may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over forty-five (45) feet.
- 6B-8.3 Cupolas, monuments, water towers, chimneys, flues, HVAC equipment, and flagpoles, elevator towers, antennae, and aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.
- 6B-8.4 Airport zoning applies and may limit building height.

6B-9 Lot Coverage

Impervious material shall not cover more than 70% of any lot in this district.

6B-10 Site Plan Review Required

All proposed developments in the Planned Industrial District (PID) shall have a Site Plan Review conducted after public notice has been given in accordance with §15.2-2204.

- 6B-10.1 The site plan shall include a landscaping plan, which provides for landscaping and maintenance of the entire parcel being developed.
- 6B-10.2 The site plan shall provide information on the design of the proposed buildings, parking, and all other improvements to the site. The approved plan shall control the development of the site, until such time as an amended plan shall be approved.
- 6B-10.3 The site plan shall meet all the County's other site planning requirements described in Article 18, Site Development Plan.
- 6B-10.4 Prior to construction or grading, and yearly thereafter, sampling shall be performed on wells of consenting adjoining property owners by the Authority, or its designee, to DEQ standards to establish historical data.
- 6B-10.5 Green space shall be provided for all projects to protect adjacent non-industrial uses.
- 6B-10.6 The site plan shall address issues pertaining to ground and storm water management and the impact on off-site water sources.

6B-11 Restrictive Covenants

Protective Covenants shall be recorded in the Pulaski County Circuit Court along with property deeds. The Covenants may be amended in accordance with the process identified in the Covenants.