

**ARTICLE 14.**  
**PLANNED EMPLOYMENT CENTER DISTRICTS**

**Section 1. INTENT**

It is the intent of the Planned Employment Center Districts to provide for the development of aesthetically attractive working environments, exclusively for research and development institutions, certain specialized manufacturing establishments and supportive offices and related facilities in locations where such uses are appropriate for the surrounding neighborhood and are supported by adequate infrastructure and facilities. Further, it is the intent of these Districts to achieve economic development that would be practical, and be compatible with the immediate neighbors.

The Planned Employment Center Districts are intended to accommodate the fully planned, coordinated and orderly development of large tracts of land in a business park, office park, or industrial park, campus style atmosphere or setting. The Planned Employment Center District may provide for a mixture of individual uses in a single, coordinated development.

The five (5) Planned Employment Center Districts are: Planned Research and Development Park District (PEC-1); Planned Research, Development and Office Park District (PEC-2); Planned Light Industrial Park District (PEC-3); Planned Industrial Park District (PEC-4); and Planned Logistics Park District (PEC-LP). The uses and scale of development permitted in each of these five (5) districts are set forth in Sections 2, 3, 4, 5, and 6 below. For purposes of interpretation of general categories of permitted and conditional uses, the land use categories shall be interpreted with consideration to Appendix 2 to these regulations which groups permitted and conditional uses for each of the five (5) Planned Employment Center Districts under the classifications contained in the Standard Industrial Classification Manual, 1987 edition, published by the Office of Management and Budget, Executive Office of the President.

Prior to the development of an existing Planned Employment Center District, or in conjunction with the rezoning of a property to a Planned Employment Center District, a Development Plan must be approved as specified in Articles 4, 11 and 15 of these regulations.

**Section 2. PLANNED RESEARCH AND DEVELOPMENT PARK DISTRICT (PEC-1):**

- A. Purpose: The purpose of this District is to provide for a mixture of individual but related uses in a single coordinated campus style design. This District is not intended to provide for standard office, commercial or industrial uses, but rather is directed towards research and development oriented activities involving all branches of science that may require large parcels and special conditions for operational and security reasons. This District shall have lower demands for new on-site public services than standard office, commercial or industrial land uses. This District is intended to permit controlled scientific research and development oriented land use on large land areas that comply with the following standards.
- B. Permitted Uses: In this District, PEC-1, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:
  - 1. Research and development oriented activities, including but not limited to scientific, technical and research oriented laboratories engaged in research, development, analysis and testing by a professional staff employed by either a corporation, institute, foundation or educational organization involved in the study or advancement of science or technology.

The research or development may be conducted in, but not limited to, the fields of medicine, bio-medicine, chemistry, animal science, computer science, transportation, energy, pharmacy,

biology, environmental science, economics, atmospheric or oceanographic science, physics, and agriculture.

2. Accessory uses customarily and clearly incidental and subordinate to the above-listed permitted principal uses, including administrative and maintenance facilities and outdoor testing areas. All accessory uses shall be located on the same lot or tract as the permitted principal use.
  3. Engineering, accounting, research, management, and related services.
- C. Conditional Uses and Special Permits: Certain uses may be allowed by Conditional Use Permit or Special Permit. See Article 23 and Article 33. The following Group E conditional uses may be allowed in this specific district:
1. Day-Care Center;
  2. Accessory buildings or structures larger than or in greater quantities than permitted by Article 18 of these regulations; and
  3. Communication antennas, communication towers, or any other structures greater than 60 feet in height, which are not otherwise permitted by these regulations, whether publicly or privately owned, provided that the provisions of Section 6 (B)(4) of this Article are satisfied.
- D. Off-Street Parking Regulations: The Off-Street Parking Requirements for specific permitted uses are contained in Article 19 of these regulations. However, for the overall development of a Planned Employment Center within this District, an overall parking ratio of not less than 3.0 spaces per 1,000 square feet of Gross Floor Area (GFA) shall be achieved. Construction of a portion of the required parking may be deferred based on a phasing plan and tenant/user characteristics, but land area for the overall parking ratio indicated must be reserved within the Development Plan and phasing program for the parcel.
- E. Sign Regulations: See Article 20, Sign Regulations.
- F. Planning Considerations:
1. Preliminary and Final Development Plans shall be submitted for consideration and approval as required by Articles 11 and 15 of these regulations.
  2. This District shall not permit extensive involvement or contact with the general public, and, due to its park or campus style design, extensive setbacks and detailed performance standards, this District may be located adjacent to residential uses.
  3. Sites in this District may be developed in multiple phases. A development plan must be submitted and approved for the first and each successive phase of construction. See also Article 15, Section 3, (N) and Section 5 regarding development plan requirements for phased developments. See also Article 19, Section 3, (A)(10) regarding off-street parking requirements for phased developments. See also Article 31, Section 2 regarding minimum infrastructure requirements for phased developments.
- G. Development Standards:
1. Parcel Area: Within this District, a minimum zoning parcel area of 40 acres under one ownership or unified control is required.

2. Floor Area Ratio: A maximum floor area ratio (FAR) of 0.35 is allowed within this district.
3. Location: This District requires frontage along at least one Parkway or Arterial Street as designated by the County's Comprehensive Arterial Road Network Plan (CARNP).
4. Access: Driveways onto Parkways or Arterial Streets shall be at least 600 feet from the centerline of any intersecting Parkway or Arterial Street. Driveways onto Parkways or Arterial Streets shall comply with the Street Frontage Required per Business Driveway criteria of Article 30, Section 2 (B)(1) of these regulations. Corner lots with less than 600 feet of frontage are restricted to access along the lesser-designated route if there is a lesser-designated route (For example, along a Collector Street instead of along an Arterial Street or along an Arterial Street instead of along a Parkway).
5. Height, Area and Bulk Regulations:
  - a. Height: Buildings or structures shall not be higher than forty-five (45) feet or three (3) stories in height, excluding enclosed mechanical penthouses.
  - b. Front Yard: The depth of the front yard shall be at least fifty (50) feet-which shall be measured from public right-of-way in the case of a public street, or, in the case of private street, from the edge of pavement or edge of strips of land under common ownership within which private streets are to be located, whichever distance is greater.
  - c. Side Yard: There shall be a side yard on each side of a building or structure, no side yard shall be less than thirty (30) feet.
  - d. Rear Yard: The depth of the rear yard shall be at least thirty (30) feet.
  - e. Peripheral Setbacks: All buildings, structures, parking lots and drives shall be set back a minimum of fifty (50) feet from each exterior boundary line of the Planned Employment Center zoning district.
6. Supplementary Height, Area and Bulk Regulations: Supplementary Height, Area and Bulk Regulations for this District are contained in Article 17 of these regulations.
7. Supplementary Use Regulations: Supplementary Use Regulations for this District, including permitted Accessory Uses, are contained in Articles 16 and 18 of these regulations.

H. Performance Standards:

1. Minimum Infrastructure: After the effective date of these regulations, within this zoning District, in the absence of private infrastructure approved by the County, it is required that all of the Minimum Infrastructure Requirements set forth in Article 31 shall be met at least for the phase being developed on any site under the provisions of the Planned Research and Development Park District as provided in Article 31 of these regulations.
2. Supplementary Performance Standards: The development and use shall comply with the Supplementary Performance Standards in Article 11, Section 7 of these regulations.
3. Each use shall be of a type that has limited contact with the general public and which does not produce traffic volumes which would burden or exceed the rated traffic capacity of available roadways.

4. No use shall involve manufacturing, production, sales or other distribution of product to the public, or product warehousing on the premises.
5. All research and development operations shall occur inside a building except where the testing and analysis requires such testing to be done in a controlled outdoor area.
6. Each use shall be of a type that no equipment or vehicle other than passenger cars shall be stored outside a building in this District unless they are screened from view. See Article 16, Section 3 of these regulations.

**Section 3. PLANNED RESEARCH, DEVELOPMENT AND OFFICE PARK DISTRICT (PEC-2):**

- A. Purpose: It is the purpose of this District to provide for research and development activities, which may include associated light fabrication and assembly operations and to provide for office campuses that may require large parcels and special conditions for operational or security reasons within a planned employment center environment and generally arranged in a business park, office park, campus style setting. This District shall have lower demands for new on-site public services than standard office, commercial or industrial land uses.
- B. Permitted Uses: In this District, no building, structure, land, or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for 1) research, development, analysis, or testing as the principal use in laboratories, product development centers, testing facilities, or research centers which may include associated light fabrication and assembly operations as an accessory use, or 2) general office uses or business, professional, medical or governmental offices related to one or more of the following products or services:
  1. Any Permitted Use in the Planned Research and Development Park District, PEC-1;
  2. Agriculture, animal science, biology, biochemistry, bio-medicine, chemistry, dentistry, energy, geology, medicine, metallurgy, petroleum, pharmacy, physics, or veterinary sciences;
  3. Industrial and commercial machines for robotic or automated assembly, fabrication, handling, manufacture, packaging, processing, or treating of products and also including engines and turbines; farm and garden machinery; construction, mining, and oil field machinery; elevators; metalworking machinery; special and general industrial machinery; computer and peripheral equipment and office machinery; and refrigeration and service industry machinery;
  4. Electronic and other electrical equipment including machinery, apparatus, and supplies for the generation, storage, transmission, transformation, and utilization of electrical energy, and including electrical distribution equipment, household appliances, electrical wiring and lighting equipment, radio and television receiving equipment, communications equipment, and electronic components and accessories;
  5. Transportation equipment including equipment for transportation of passengers and cargo by land, air, and water; including motor vehicles, aircraft, guided missiles and space vehicles, ships, boats, railroad equipment, and miscellaneous transportation equipment such as motorcycles, bicycles, and snowmobiles;
  6. Instruments for measuring, testing, analyzing, and controlling, and their associated sensors and accessories; optical instruments and lenses; surveying and drafting instruments; hydrological, hydrographic, meteorological, and geophysical equipment; search, detection, navigation, and guidance systems and equipment; surgical, medical, and dental instruments,

equipment, and supplies; ophthalmic goods; photographic equipment and supplies; and watches and clocks;

7. Communications equipment or systems;
  8. Computer equipment, office machines and computer services;
  9. Heating, ventilating, air conditioning, air purification equipment or components;
  10. Energy conservation, energy systems or equipment;
  11. Fluid movement or controlling systems or equipment;
  12. Building components, materials, or structural systems;
  13. Photography, printing, or cartography systems, methods, or equipment or services;
  14. As accessory uses to the above uses: packaging, servicing, storage, warehousing, wholesale sales or distribution, or light fabrication or processing or assembly operations related to the principal research, development, analysis, testing or office use;
  15. Churches and schools; and
  16. Sales and display areas for the following uses if they do not exceed twenty five percent (25%) of the gross floor area of the main use or seven thousand five hundred (7,500) square feet, whichever is less:
    - a. Appliances; sales and repair;
    - b. Business machines or office supplies; sales and repair;
    - c. Electronics; sales and repair; and
    - d. Sales of commodities, warehoused or stored on the premises..
- C. Conditional Uses and Special Permits: Certain uses may be allowed in this District by conditional use permit or special permit. See Article 23 and Article 33. Conditional uses such as the following may be allowed within this specific district:
- Groups A, G, M, and O Conditional Uses as provided in Article 23, Section 4 of these regulations.
- D. Off-Street Parking Regulations: The Off-Street Parking Requirements for specific Permitted Uses are contained in Article 19 of these regulations. However, for the overall development of a Planned Employment Center within this District, an overall parking ratio of not less than 3.0 spaces per 1,000 square feet of Gross Floor Area (GFA) shall be achieved. Construction of a portion of the required parking may be deferred based upon a phasing plan and tenant/user characteristics, but land area for the overall parking ratio indicated must be reserved within the Development Plan and phasing program for the parcel.
- E. Sign Regulations: See Article 20, Sign Regulations.
- F. Planning Considerations:
1. Preliminary and Final Development Plans shall be submitted for consideration and approval as required by Article 11 and 15 of these regulations.

2. Phasing Plan: Sites in this District may be developed in phases. A development plan must be submitted and approved for the first and each successive phase of construction. Each Preliminary Development Plan application shall include a phasing plan which describes the development phases and schedules expected to occur within five (5) years. Such phasing plan shall be updated at each Final Development Plan submittal. Variation from such phasing plan or schedule shall not be reason to find any Final Development Plan in noncompliance with any previously approved Preliminary Development Plan. See also Article 15, Section 3, (N) and Section 5 regarding development plan requirements for phased developments. See also Article 19, Section 3, (A)(10) regarding off-street parking requirements for phased developments. See also Article 31, Section 2 regarding minimum infrastructure requirements for phased developments.

G. Development Standards:

1. Parcel Area: Within this zoning District, a minimum zoning parcel area of 40.0 acres is required unless the zoning District is adjacent to an existing Planned Employment Center District.
2. Floor Area Ratio: A maximum floor area ratio (FAR) of 0.30 is allowed for permitted uses within this district.
3. Location: This District requires frontage along at least one Parkway or Arterial Street as designated by the County's Comprehensive Arterial Road Network Plan (CARNP).
4. Access: Driveways onto Parkways or Arterial Streets shall be at least 600 feet from the centerline of any intersecting Parkway or Arterial Street. Driveways onto Parkways or Arterial Streets shall comply with the Street Frontage Required per Business Driveway criteria of Article 30, Section 2 (B)(1) of these regulations. Corner lots with less than 600 feet of frontage are restricted to access along the lesser-designated route if there is a lesser-designated route (For example, along a Collector Street instead of along an Arterial Street or along an Arterial Street instead of along a Parkway).
5. Height, Area and Bulk Regulations:
  - a. Height: Buildings or structures shall not be higher than 45 feet or three (3) stories in height excluding enclosed mechanical penthouses.
  - b. Front Yard: The depth of the front yard shall be at least fifty (50) feet-which shall be measured from public right-of-way-in the case of a public street.
  - c. Side Yard: There shall be a side yard on each side of a building or structure; no side yard shall be less than thirty (30) feet.
  - d. Yards Between Buildings: Main buildings shall be separated by a yard at least sixty (60) feet wide between buildings.
  - e. Rear Yard: The depth of the rear yard shall be at least 30 feet.
  - f. Peripheral Setbacks: All buildings, structures, parking lots and drives shall be set back a minimum of fifty (50) feet from each exterior boundary line of the Planned Employment Center zoning district.
6. Supplementary Height, Area and Bulk Regulations: Supplementary Height, Area and Bulk Regulations for this District are contained in Article 17 of these regulations.

7. Supplementary Use Regulations: Supplementary Use Regulations for this District, including permitted Accessory Uses, are contained in Articles 16 and 18 of these regulations.

H. Performance Standards:

1. Minimum Infrastructure: After the effective date of these regulations, within this zoning district, all of the Minimum Infrastructure Requirements set forth in Article 31 of these regulations shall be met at least for the phase being developed on any site in the Planned Research, Development and Office Park District.
2. The development and use also shall comply with the Supplementary Performance Standards in Article 11, Section 7 of these regulations.

**Section 4. PLANNED RESEARCH, DEVELOPMENT AND LIGHT INDUSTRIAL PARK DISTRICT (PEC-3):**

- A. Purpose: It is the purpose of this District to provide for research and development activities with or without light fabrication and assembly operations, limited industrial/manufacturing activities, and wholesale trade or warehousing which may include associated administrative office uses within a planned employment center environment and generally arranged in a business park, office park, industrial park, campus style setting.
- B. Permitted Uses: In this District, no building, structure, land, or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for research and development activities with or without light fabrication and assembly operations, limited industrial/manufacturing activities, wholesale trade, and warehousing with or without associated administrative offices related to one or more of the following products or services:
  1. Any Permitted Use in the Planned Research, Development and Office Park District, PEC-2 except churches and schools;
  2. Agricultural services including establishments performing soil preparation services, crop services, veterinary services, or other animal services, farm labor and management services, and landscape and horticultural services, for others on a contract or fee basis, but not including feed lots or poultry hatcheries operated on a contract or fee basis;
  3. Building construction including general contractors and operative builders primarily engaged in the construction of residential, farm, industrial, commercial, or other buildings without outside storage unless a conditional use permit has been approved;
  4. Special trade contractors including those involved in painting, carpentry work, communications, plumbing, heating, air-conditioning, roofing, and sheet metal work but not including contractors primarily engaged in activities that are clearly of a type specialized to heavy construction, such as grading for highways and airport runways; guard rail construction; installation of highway signs; underwater rock removal; and asphalt and concrete construction of roads, highways, streets, and sidewalks;
  5. Food for human consumption, prepared feeds for animals or fowls, and certain food-related products, such as manufactured ice, vegetable and animal fats and oils, and chewing gum;

6. Apparel and other finished fabric products including the production of clothing and the fabrication of products by cutting and sewing purchased woven or knit textile fabrics and related materials, such as leather, rubberized fabrics, plastics, and furs;
7. Lumber and wood products including the wholesaling and warehousing of dimensioned lumber cut, milled and planed elsewhere; or including the cutting, milling, planing and assembly of cabinets for permanent installations, shutters, windows, doors and door jamb frames, and ornamental woodwork for architectural trim, wainscots, trellises, and railings;
8. Furniture and fixtures for households, offices, public buildings, stores or restaurants; including only the wholesaling or warehousing of such items if fabricated with stone or concrete;
9. Paper and related products including paperboard, corrugated and solid fiber boxes; fiber cans, tubes, drums, and similar products; sanitary food containers; and die-cut paper, paperboard and cardboard;
10. Printing, publishing including printing by one or more common processes, such as letterpress; lithography (including offset), gravure, or screen; and including services for the printing trade, such as bookbinding and platemaking;
11. Pharmaceutical preparations for human or veterinary use in forms typically intended for final consumption, such as ampoules, tablets, capsules, vials, ointments, medicinal powders, solutions and suspensions; and including vitro and in vivo diagnostic substances which are chemical, biological, or radioactive substances used in diagnosing or monitoring the state of human or veterinary health by measuring the state of human or veterinary health whether or not packaged for retail sales;
12. Biological products including bacterial and virus vaccines, toxoids, and analogous products (such as allergenic extracts), serums, plasmas, and other blood derivatives for human or veterinary use; and including the production of microbiological products for other uses;
13. Fabricated metal products including cutlery; hand and edge tools; miscellaneous hardware such as hinges, latches, locks, or handles; plumbing fixture fittings and trim; heating equipment other than electric and warm air furnaces; metal doors, sash, frames, moldings, and trim; sheet metal work; architectural and ornamental metal work; prefabricated metal buildings and components; miscellaneous structural metal work such as metal plaster bases, fabricated bar joists, and concrete reinforcing bars; bolts, nuts, screws, rivets and washers; metal stampings not larger than nine (9) square feet; wire springs; and miscellaneous wire products;
14. Household, industrial and commercial machines including home lawn and garden tractors and equipment; power-driven hand tools; computer and office equipment; and automatic vending machines;
15. Electronic and other electrical equipment including household appliances; electric lighting and wiring equipment; household audio and video equipment; communications equipment; electronic components and accessories; electrical equipment for internal combustion engines; and magnetic and optical recording media;
16. Instruments for measuring, testing, analyzing, and controlling, and their associated sensors and accessories; optical instruments and lenses; surveying and drafting instruments; hydrological, hydrographic, meteorological, and geophysical equipment; search, detection, navigation, and guidance systems and equipment; surgical, medical, and dental instruments,

equipment, and supplies; ophthalmic goods; photographic equipment and supplies; and watches and clocks;

17. Miscellaneous manufactured goods including jewelry, silverware, and plated ware; musical instruments; dolls, toys, games and sporting and athletic goods; pens, pencils, and artist's materials; costume jewelry, buttons, and miscellaneous notions; and signs and advertising specialties;
18. Bus, taxi, or limousine dispatching centers;
19. Warehouse/Distribution including heavy duty diesel trucking and courier services, warehousing and storage, and motor freight transportation terminals and maintenance facilities.
  - a. Except for loading/unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more than 5 minutes in any 60 minute period. For loading/unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period.

The following exceptions shall apply to this section:

- 1). Emergency vehicles performing their emergency duties;
  - 2). Vehicles that must idle to operate auxiliary equipment to accomplish the intended use of the vehicles such as mixing, refrigerating, or operating a hydraulic lift. The exemption does not apply when the vehicle idling is solely for cabin comfort or to operate non-essential equipment such as air conditioning, heating, microwave ovens, or televisions except in the case of a safety or health emergency;
  - 3). Vehicles in extreme hot or cold weather;
- b. One electrical hook-up shall be provided for "trucker plugins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested, but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups;
  - c. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn-off engines when not in use;
  - d. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
    - 1). Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and

- 2). Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
  - e. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds;
  - f. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
  - g. Where feasible, on-site services should be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or unloaded, and/or food/beverage vending machines.
  - h. Where feasible, any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as electricity or propane;
  - i. Where feasible and, if fuel dispensing facilities are provided on-site, alternative clean fuels should be provided at these dispensing facilities.
20. Communications services for point-to-point aural, visual or electronic communications; television or film production studios; and radio or television broadcasting or receiving stations but not including towers or other structures higher than sixty (60) feet;
21. Wholesale trade;
22. Business services including mailing, reproduction, stenographic, word-processing, data entry, computer programming, photocopying, duplicating, data processing, business machine servicing, and temporary labor services;
23. Perfumes, perfume bases, cosmetics and other toilet preparations and shampoos and shaving products from soap or synthetic detergents;
24. Printing ink including gravure ink, screen process ink and lithograph ink;
25. Pesticides and agricultural chemicals including ready-to-use agricultural and household pest control chemicals, such as insecticides, fungicides and herbicides, and trace element products and soil conditioners as well as concentrates requiring further processing;
26. Plastic products including unsupported plastics film, sheet and profile shapes; laminated plastic plate, sheet and profile shapes; plastics pipe; plastics bottles; plastic foam products; custom compounding of plastic resins and plastic plumbing fixtures; and
27. Sales and display areas for the following uses if they do not exceed twenty five percent (25%) of the gross floor area of the main use or seven thousand five hundred (7,500) square feet, whichever is less:
  - a. Appliances; sales and repair;
  - b. Business machines or office supplies; sales and repair;
  - c. Electronics; sales and repair; and

- d. Sales of commodities manufactured, processed, fabricated, assembled, warehoused or stored on the premises.
- C. Conditional Uses and Special Uses: Certain uses may be allowed in this District by conditional use permit and special permit. See Article 23 and Article 33. Conditional uses such as the following may be allowed within this specific district:
- Groups A, F, G, H, I, J, L, M, and O Conditional Uses as provided in Article 23, Section 4 of these regulations.
- D. Off-Street Parking Regulations: The Off-Street Parking Requirements for specific Permitted Uses are contained in Article 19 of these regulations. However, for the overall development of a Planned Employment Center within this District, an overall parking ratio of not less than 3.0 spaces per 1,000 square feet of Gross Floor Area (GFA) shall be achieved. Construction of a portion of the required parking may be deferred based upon a phasing plan and tenant/user characteristics, but land area for the overall parking ratio indicated must be reserved within the Development Plan and phasing program for the parcel.
- E. Sign Regulations: See Article 20, Sign Regulations.
- F. Planning Considerations:
- 1. Preliminary and Final Development Plans shall be submitted for consideration and approval as required by Article 11 and 15 of these regulations.
  - 2. Phasing Plan: Sites in this District may be developed in phases. A development plan must be submitted and approved for the first and each successive phase of construction. Each Preliminary Development Plan application shall include a phasing plan which describes the development phases and schedules expected to occur within five (5) years. Such phasing plans shall be updated at each Final Development Plan submittal. Variation from such phasing plan or schedule shall not be reason to find any Final Development Plan in noncompliance with any previously approved Preliminary Development Plan. See also Article 15, Section 3, (N) and Section 5 regarding development plan requirements for phased developments. See also Article 19, Section 3, (A)(10) regarding off-street parking requirements for phased developments. See also Article 31, Section 2 regarding minimum infrastructure requirements for phased developments.
- G. Development Standards:
- 1. Parcel Area: Within this zoning District, a minimum zoning parcel area of 40.0 acres is required unless the zoning District is adjacent to an existing Planned Employment Center District.
  - 2. Building Coverage: That portion of the lot covered by any buildings and accessory structures (but excluding surface parking areas and above ground, one-story parking structures) shall not exceed 50% of the lot area. Above ground parking structures over one-story in height shall be included as part of the building coverage area, and combined with the buildings and accessory structures shall not exceed 50% of the lot area.
  - 3. Location: This District requires frontage along at least one Parkway or Arterial Street as designated by the County's Comprehensive Arterial Road Network Plan (CARNP).
  - 4. Access: Driveways onto Parkways or Arterial Streets shall be at least 600 feet from the centerline of any intersecting Parkway or Arterial Street. Driveways onto Parkways or Arterial

Streets shall comply with the Street Frontage Required per Business Driveway criteria of Article 30, Section 2 (B)(1) of these regulations. Corner lots with less than 600 feet of frontage are restricted to access along the lesser-designated route if there is a lesser-designated route (For example, along a Collector Street instead of along an Arterial Street or along an Arterial Street instead of along a Parkway).

5. Height, Area and Bulk Regulations:

- a. Height: Buildings or structures shall not be higher than 45 feet or three (3) stories in height excluding enclosed mechanical penthouses.
- b. Front Yard: The depth of the front yard shall be at least fifty (50) feet which shall be measured from public right-of-way in the case of a public street.
- c. Side Yard: There shall be a side yard on each side of a building or structure; no side yard shall be less than thirty (30) feet.
- d. Yards Between Buildings: Main buildings shall be separated by a yard at least sixty (60) feet wide between buildings.
- e. Rear Yard: The depth of the rear yard shall be at least 30 feet.
- f. Peripheral Setbacks: All buildings, structures, parking lots and drives shall be set back a minimum of fifty (50) feet from each exterior boundary line of the Planned Employment Center zoning district.

6. Supplementary Height, Area and Bulk Regulations: Supplementary Height, Area and Bulk Regulations for this District are contained in Article 17 of these regulations.

7. Supplementary Use Regulations: Supplementary Use Regulations for this District, including permitted Accessory Uses, are contained in Articles 16 and 18 of these regulations.

H. Performance Standards:

1. Minimum Infrastructure: After the effective date of these regulations, within this zoning district, all of the Minimum Infrastructure Requirements set forth in Article 31 of these regulations shall be met at least for the phase being developed on any site in the Planned Research, Development and Light Industrial Park District.
2. The development and use also shall comply with the Supplementary Performance Standards in Article 11, Section 7 of these regulations.

**Section 5. PLANNED INDUSTRIAL PARK DISTRICT (PEC-4):**

- A. Purpose: It is the purpose of this District to provide for limited industrial/manufacturing activities within a planned employment center environment and generally arranged in an industrial park, campus style setting.
- B. Permitted Uses: In the Planned Industrial Park District, no building, structure, land, or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for industrial/manufacturing activities including the processing, assembly, production, warehousing, distribution, servicing, disassembly, repair, packaging, storage of one or more of the following products or services:

1. Any Permitted Use in the Planned Research, Development, and Light Industrial Park District, (PEC-3);
  2. Heavy construction including general contractors primarily engaged in heavy construction of highways, streets, bridges, sewers, railroads, irrigation projects, or flood control projects; and including specialty contractors primarily engaged in trenching, grading, rock removal, and pavement with asphaltic or portland cement concrete materials;
  3. Lumber and wood products including planing mills, plywood mills, and veneer mills; and articles made entirely or mainly of wood or related materials;
  4. Chemicals and allied products including the production of basic chemicals and the manufacturing of products predominantly by chemical processes;
  5. Rubber and miscellaneous products including articles made from plastic resins and from natural, synthetic, or reclaimed rubber, gutta percha, balata, or gutta siak;
  6. Leather and leather products including the tanning, currying, and finishing of hides and skins, leather converts, and finished leather and artificial leather products;
  7. Stone, glass, clay and concrete including the manufacturing of flat glass and other glass products, cement, structural clay products, pottery, concrete and gypsum products, cut stone, abrasive and asbestos products;
  8. Fabricated metal products including the fabrication of ferrous and nonferrous metal products, such as metal cans, tinware, hand tools, cutlery, general hardware, nonelectric heating apparatus, fabricated structural metal products, metal stampings, and a variety of metal and wire products;
  9. Industrial and commercial machines including engines and turbines; farm and garden machinery; construction, mining, and oil field machinery; elevators and conveying equipment; hoists, cranes, monorails, and industrial trucks and tractors; metalworking machinery; special or general industrial machinery; computer and peripheral equipment and office machinery; and refrigeration and service industry machinery;
  10. Electronic and other electrical equipment including machinery, apparatus, and supplies for the generation, storage, transmission, transformation, and utilization of electrical energy; and including electrical distribution equipment, household appliances, electrical wiring and lighting equipment, radio and television receiving equipment, communications equipment, and electronic components and accessories;
  11. Transportation Equipment including equipment for transportation of passengers and cargo by land, air, and water; including motor vehicles, aircraft, guided missiles and space vehicles, ships, boats, railroad equipment, and miscellaneous transportation equipment such as motorcycles, bicycles, and snowmobiles; and
  12. As accessory uses to the above uses: offices, packaging, servicing, storage, warehousing, wholesale sales or distribution, or light fabrication or processing or assembly operations related to the principal use.
- C. Conditional Uses and Special Permits: Certain uses may be allowed in the Planned Industrial Park District by conditional use permit or special permit. See Article 23 and Article 33. Conditional Uses such as the following may be allowed within this specific district:

Groups A, F, G, H, I, J, L, and M Conditional Uses as provided in Article 23, Section 4 of these regulations.

- D. **Off-Street Parking Regulations:** The Off-Street Parking Requirements for specific Permitted Uses are contained in Article 19 of these regulations. However, for the overall development of a Planned Employment Center within this District, an overall parking ratio of not less than 3.0 spaces per 1,000 square feet of Gross Floor Area (GFA) shall be achieved. Construction of a portion of the required parking may be deferred based upon a phasing plan and tenant/user characteristics, but land area for the overall parking ratio indicated must be reserved within the Development Plan and phasing program for the parcel.
- E. **Sign Regulations:** See Article 20, Sign regulations.
- F. **Planning Considerations:**
1. Preliminary and Final Development Plans shall be submitted for consideration and approval as required by Articles 11 and 15 of these regulations.
  2. **Phasing Plan:** Sites in this District may be developed in phases. A development plan must be submitted and approved for the first and each successive phase of construction. Each Preliminary Development Plan application shall include a phasing plan which describes the development phases and schedules expected to occur within five (5) years. Such phasing plans shall be updated at each Final Development Plan submittal. Variation from such phasing plan or schedule shall not be reason to find any Final Development Plan in noncompliance with any previously approved Preliminary Development Plan. See also Article 15, Section 3, (N) and Section 5 regarding development plan requirements for phased developments. See also Article 19, Section 3, (A)(10) regarding off-street parking requirements for phased developments. See also Article 31, Section 2 regarding minimum infrastructure requirements for phased developments.
- G. **Development Standards:**
1. **Parcel Area:** Within this zoning District, a minimum zoning parcel area of 40.0 acres is required unless the zoning District is adjacent to an existing Planned Employment Center District.
  2. **Building Coverage:** That portion of the lot covered by any buildings and accessory structures (but excluding surface parking areas and above ground, one-story parking structures) shall not exceed 50% of the lot area. Above ground parking structures over one-story in height shall be included as part of the building coverage area, and combined with the buildings and accessory structures shall not exceed 50% of the lot area.
  3. **Location:** This District requires direct frontage along at least one Parkway or Arterial Street as designated by the County's Comprehensive Arterial Road Network Plan (CARNP).
  4. **Access:** Driveways onto Parkways or Arterial Streets shall be at least 600 feet from the centerline of any intersecting Parkway or Arterial Street. Driveways onto Parkways or Arterial Streets shall comply with the Street Frontage Required per Business Driveway criteria of Article 30, Section 2 (B)(1) of these regulations. Corner lots with less than 600 feet of frontage are restricted to access along the lesser-designated route if there is a lesser-designated route (For example, along a Collector Street instead of along an Arterial Street or along an Arterial Street instead of along a Parkway).

5. Height, Area and Bulk Regulations:
  - a. Height: Buildings or structures shall not be higher than forty-five (45) feet or three (3) stories in height, excluding enclosed mechanical penthouses.
  - b. Front Yard: The depth of the front yard shall be at least fifty (50) feet which shall be measured from public right-of-way in the case of a public street.
  - c. Side Yard: There shall be a side yard on each side of a building or structure; no side yard shall be less than thirty (30) feet.
  - d. Yards Between Buildings: Main buildings shall be separated by a yard at least sixty (60) feet wide between buildings.
  - e. Rear Yard: The depth of the rear yard shall be at least 30 feet.
  - f. Peripheral Setbacks: All buildings, structures, parking lots and drives shall be set back a minimum of fifty (50) feet from each exterior boundary line of the Planned Employment Center zoning district.
6. Supplementary Height, Area and Bulk Regulations: Supplementary Height, Area and Bulk Regulations for this District are contained in Article 17 of these regulations.
7. Supplementary Use Regulations: Supplementary Use Regulations for this District, including permitted Accessory Uses, are contained in Articles 16 and 18 of these regulations.

H. Performance Standards:

1. Minimum Infrastructure: After the effective date of these regulations, within this zoning district, all of the Minimum Infrastructure Requirements set forth in Article 31 of these regulations shall be met at least for each phase being developed on any site in the Planned Industrial Park District.
2. The development and use also shall comply with the Supplementary Performance Standards in Article 11, Section 7 of these regulations.

**Section 6. LOGISTICS PARK DISTRICT (PEC-LP):**

- A. Purpose: It is the purpose of this District to provide for a freight distribution and multimodal industrial zone with modern types of intermodal and industrial uses or an industrial park created to support activities related to cargo handling functions (storage, service and repair), trade, rail, and other transport services. Limitations are placed on uses in this district to significantly mitigate or restrict outdoor storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare, and other activities having potentially adverse impacts. This zone is intended for industrial parks and larger industries. Manufacturing uses should be primarily conducted within a building. Any activities conducted outside should be screened and buffered, and external effects such as noise or odor should not extend beyond the property lines. Residential uses should be discouraged from locating near the PEC-LP District to protect industries from residential complaints. Areas should not be zoned to the PEC-LP District unless there is or will be adequate infrastructure to support such development, including being located adjacent or near to arterial thoroughfares capable of carrying commercial and truck traffic, as well as being located close to major truck routes. It is the general intent of this District to provide for a mutually beneficial, well-planned development poised for long-term success including:

1. To provide for the distribution of and appropriate relationships between various land uses and to minimize conflict between land uses;
  2. To describe desired future physical conditions within the PEC-LP District;
  3. To manage growth in an orderly manner, thereby protecting and promoting public health, safety, and welfare; and
  4. To serve as a basis for future development recommendations within the PEC-LP District and set the precedent for sound planning and sustainable development practices throughout the PEC-LP District area of influence.
- B. Permitted Uses: In this District, no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for the following uses:
1. Any Permitted Use in the Planned Industrial Park District (PEC-4);
  2. Warehousing/Distribution centers, including Trucking and Courier services; Public Warehousing and Storage; and Motor Freight Transportation Terminals and Maintenance facilities;
  3. Building and Construction Contractor Offices, including External Storage Yards and Display Areas that are adequately screened in accordance with Article 11;
  4. Business and Trade Schools;
  5. Commercial Pick-Up and Delivery Services;
  6. Display or Catalog Showrooms;
  7. Laboratories and Research Facilities;
  8. Manufacturing, Processing, Fabrication or Assembly of commodity;
  9. Media Production, including Motion Picture Studios and Stations, Radio and Television Broadcasting and Recording Stations;
  10. Research establishments of Industrial, Medical or Scientific nature;
  11. Convenience Store, Gas Sales;
  12. Restaurants, Food Service, Delicatessen, Mobile Food Vending, and Catering, including Drive-Up or Drive-Thru services as allowed and subject to the requirements in the PRB3 Zoning District. No sale of alcoholic or cereal malt beverages for on-premise consumption shall be allowed without a Conditional Use Permit also approved for such service;
  13. Mailing, Packaging, Parcel service and Storage;
  14. Printing, Copying, Duplication, Publishing, Photographic Processing, Communications, Mail Orders;
  15. Sales Outlets and Wholesale Trade;
  16. Retail Sales in conjunction with a Manufacturing, Fabrication, or Warehouse/Distribution use;

17. Sales of Health and Hospital supplies; Business supplies;
18. Internet Service Providers;
19. Sales, Service, and Repair of Electrical and other Electronic Devices;
20. Government facilities, Quasi-Government facilities, Fraternal Organizations, Churches, Schools, and Membership Organizations;
21. Retail and Wholesale Sales of Furniture and Home Furnishings, Carpet, Paint and Wallpaper, and Plumbing and Lighting Fixtures;
22. Retail and Wholesale Sales of Farm and Garden Supplies;
23. Sales and Installation of Cellular Phones, Stereos, Radios and similar electronic equipment for vehicles;
24. Veterinary Hospitals and Clinics;
25. Agricultural uses;
26. Auto and Truck Motor Fuel facilities and Repair, including Truck Stops;
27. Auto and Truck Washing with sanitary sewers;
28. Recreational Vehicle Sales and Service;
29. Towing and Impoundment Yards;
30. Trailer or Truck Sales and Rental;
31. Building Materials Yard, Lumber Yard, and Retail and Wholesale Nursery;
32. Mini-Warehouse and Self-Storage;
33. Recycling Collection Center;
34. Office uses including Financial Institutions;
35. Outdoor Parking or Exterior Storage of Vehicles, Materials, or Supplies in association with a Permitted Use and subject to the screening requirements in these regulations;
36. Hotel, Motel, and Motor Court;
37. Sporting Goods Store;
38. Tires, Batteries, and Accessories, and Auto Parts Store;
39. Packaged Liquor and Wine or Packaged Specialty Food Store;
40. Commercial Off-Street Parking Lot subject to the screening requirements in these regulations;
41. Uses Accessory to Permitted Uses; and

42. Similar Uses as determined by the Zoning Administrator to be compatible with other allowed PEC-LP District uses.
- C. Conditional Uses and Special Permits: Certain uses may be allowed in the PEC-LP District by conditional use permit or special permit. See Article 23 and Article 33. Conditional Uses such as the following may be allowed within this specific district:
- Groups A, F, G, H and I Conditional Uses as provided in Article 23, Section 4 of these regulations.
- D. Off-Street Parking Regulations: The Off-Street Parking Requirements for specific Permitted Uses are contained in Article 16, Section 3B and Article 19 of these regulations. However, notwithstanding those provisions, for the overall development of a Planned Employment Center within this District, an overall parking ratio of not less than 3.0 spaces per 1,000 square feet of Gross Floor Area (GFA) shall be achieved. Construction of a portion of the required parking may be deferred based upon a phasing plan and tenant/user characteristics, but land area for the overall parking ratio indicated must be reserved within the Development Plan and phasing program for the parcel.
- E. Sign Regulations: See Article 20, Sign Regulations, for sign requirements for the PEC-LP District.
- F. Planning Considerations
1. Preliminary and Final Development Plans shall be submitted for consideration and approval as required by Articles 11 and 15 of these regulations.
  2. Phasing Plan: Sites in this District may be developed in phases. A development plan must be submitted and approved for the first and each successive phase of construction. Each Preliminary Development Plan application shall include a phasing plan which describes the development phases and schedules expected to occur within five (5) years. Such phasing plans shall be updated at each Final Development Plan submittal. Variation from such phasing plan or schedule shall not be reason to find any Final Development Plan in noncompliance with any previously approved Preliminary Development Plan. See also Article 15, Section 3, (N) and Section 5 regarding development plan requirements for phased developments. See also Article 19, Section 3, (A)(10) regarding off-street parking requirements for phased developments. See also Article 31, Section 2 regarding minimum infrastructure requirements for phased developments.
- G. Development Standards:
1. Parcel Area: There shall be no minimum parcel area, lot width or lot depth for the PEC-LP District.
  2. Building Coverage. That portion of the lot covered by any buildings and accessory structures (but excluding surface parking areas and above ground, one-story parking structures) shall not exceed 50% of the lot area. Above ground parking structures over one-story in height shall be included as part of the building coverage area, and combined with the buildings and accessory structures shall not exceed 50% of the lot area.
  3. Location: This District shall have frontage along at least one Parkway or Arterial Street as designated by the County's Comprehensive Arterial Road Network Plan (CARNP).

4. Access: Driveways onto Parkways or Arterial Streets shall be at least 600 feet from the centerline of any intersecting Parkway or Arterial Street. Driveways onto Parkways or Arterial Streets shall comply with the Street Frontage Required per Business Driveway criteria of Article 30, Section 2 (B)(1) of these regulations. Corner lots with less than 600 feet of frontage are restricted to access along the lesser-designated route if there is a lesser-designated route (For example, along a Collector Street instead of along an Arterial Street or along an Arterial Street instead of along a Parkway).
5. Height, Area and Bulk Regulations:
  - a. Height: Notwithstanding the height requirement exceptions in Article 17, Section 4, the maximum height of any building or structure within the PEC-LP District shall be one hundred and ten (110) feet, as measured from the average elevation of the finished grade along the front of the building or structure to the highest point of the roof of the building or structure if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.
  - b. Front Yard. The minimum front yard setback shall be fifty (50) feet from the public right-of-way.
  - c. Side Yard: Subject to the exceptions set forth below, the minimum side yard setback shall be twenty-five (25) feet. However, the minimum side yard setback for buildings adjacent to any existing single-family residential use or district shall be fifty (50) feet for buildings in excess of twenty (20) to forty-four (44) feet in height; and one hundred (100) feet for buildings in excess of forty-five (45) feet in height. Yard setback distances are measured at the least horizontal distance between the building and the property line. Furthermore, there shall be no minimum side yard requirement for a building on a side adjacent to a rail line or a rail spur, except when the rail line or spur is adjacent to or across from residential uses.
  - d. Side Yard at Street. The minimum side yard setback adjacent to a roadway shall be fifty (50) feet.
  - e. Rear Yard. Subject to the exceptions set forth below, the minimum rear yard setback shall be twenty-five (25) feet. However, the minimum rear yard setback for buildings adjacent to any single-family residential use or district shall be fifty (50) feet for buildings in excess of twenty (20) to forty-four (44) feet in height; and one hundred (100) feet for buildings in excess of forty-five (45) feet in height. Yard setback distances are measured at the least horizontal distance between the building and the property line. Furthermore, there shall be no minimum rear yard setback requirement for buildings adjacent to a rail or a rail spur except when the rail line or spur is adjacent to or across from residential uses.
6. Supplementary Height, Area and Bulk Regulations: Supplementary Height, Area and Bulk Regulations for this District are contained in Article 17 of these regulations.
7. Supplementary Use Regulations: Supplementary Use Regulations for this District, including permitted Accessory Uses, are contained in Articles 16 and 18 of these regulations.

#### H. Performance Standards:

1. Minimum Infrastructure: After the effective date of these regulations, within this Zoning District, all of the Minimum Infrastructure Requirements set forth in Article 31 of these

regulations for the PEC-4, Planned Industrial Park District, shall be met at least for the phase being developed on any site in the PEC-LP District.

2. The development and use also shall comply with the Supplementary Performance Standards in Article 11, Section 7 of these regulations, except for Section 7(A), Exterior Storage, and 7(C), Screening.
  - I. **Building Separation:** The minimum building separation between on and off-property structures shall be as required by the adopted fire code.
  - J. **Accessory Use, Building, and Structure Regulations:** Accessory uses shall only be permitted in accordance with Article 18 of these Regulations. Any accessory building shall have a façade similar in design and materials to the façade of the main building, including the utilization of similar window and door fenestration.