

ALBEMARLE COUNTY CODE

CHAPTER 18

ZONING

SECTION 29

PLANNED DEVELOPMENT - INDUSTRIAL PARK - PD-IP

Sections:

29.1	INTENT, WHERE PERMITTED
29.2	PERMITTED USES
29.2.1	BY RIGHT - CATEGORY I
29.2.2	BY SPECIAL USE PERMIT - CATEGORY I
29.2.3	BY RIGHT - CATEGORY II
29.2.4	BY SPECIAL USE PERMIT - CATEGORY II
29.3	MINIMUM AREA REQUIRED FOR CREATION OF DISTRICT
29.4	NUMBER OF PERMITTED USES
29.5	ADDITIONAL REQUIREMENTS

29.1 INTENT, WHERE PERMITTED

PD-IP districts are hereby created and may hereafter be established by amendment to the zoning map to permit a variety of industrial uses, together with certain uses ancillary thereto, which are compatible with and do not detract either from each other or from surrounding districts. It is intended that PD-IP districts may be established in areas in conformity with the comprehensive plan and having all of the following characteristics:

- Areas served by water and sewer facilities, or if such facilities are reasonably available;
- Areas served by major highway, rail or air service, or secondary road improved to standards approved by the county; and
- Areas having clearly demonstrated suitability for intended uses with regard to physical characteristics and relationship to surrounding development.

In the establishment of any PD-IP district, the board of supervisors shall designate the category of uses which shall be permitted in each parcel, or part thereof, which is the subject of the application for such amendment.

29.2 PERMITTED USES

29.2.1 BY RIGHT - CATEGORY I

The following uses shall be permitted in any area designated as Category I on the approved application plan:

1. Uses permitted by right shall include uses permitted by right in the LI light industry district.

ALBEMARLE COUNTY CODE

29.2.2 BY SPECIAL USE PERMIT - CATEGORY I

The following uses shall be permitted only by special use permit provided that no separate application shall be required for any use included on the approved application plan: (Amended 6-28-95)

1. Uses permitted by special use permit in the LI light industry district;
2. Hotels, motels, inns (reference 9.4.2). (Added 6-28-95)

29.2.3 BY RIGHT - CATEGORY II

The following uses shall be permitted in any area designated as Category II on the approved application plan:

1. Uses permitted by right shall include uses permitted by right in the LI light industry district and the HI heavy industry district.

29.2.4 BY SPECIAL USE PERMIT - CATEGORY II

Uses by special use permit shall include uses permitted by special use permit in the LI light industry district and the HI heavy industry district; provided that no separate application shall be required for any use included on the approved application plan.

29.3 MINIMUM AREA REQUIRED FOR CREATION OF DISTRICT

Minimum area required for creation of a PD-IP district shall be fifty (50) acres; provided, however that when an initial PD-IP district has been created, incremental additions to such district shall be permitted if such incremental addition adjoins and forms a logical addition to the existing district.

29.4 NUMBER OF PERMITTED USES

The number of permitted uses shall not exceed the total number of acres within the district divided by ten (10).

29.5 ADDITIONAL REQUIREMENTS

In addition to requirements contained herein, the requirements of sections 8.0 and 26.0 shall apply to all PD-IP districts, except as hereinafter expressly provided. Any requirements of sections 26.0 and 29.0 shall be subject to modification, variation or waiver as provided in section 8.0, planned development districts, generally. For such areas as may be located on the perimeter of a PD-IP district, the commission shall be particularly mindful of the intent to protect the character of adjoining development. In addition to materials required by section 8.5.1, a transportation analysis plan shall be submitted with the application for PD-IP district designation. Such plan shall show: projected automobile and truck traffic generation; percent of truck traffic by type; internal and access point turning movement; general alignments of internal roads; rights-of-way widths and roadway typical sections including base strength designs; proposed improvements to the existing transportation network; percentage estimate of traffic distribution to and from the site on external roads; bus and car pool programs, if any. The phasing of improvements enumerated in this section shall be indicated on the plan.

(12-10-80; Ord. 98-A(1), 8-5-98; Ord. 99-18(1), 4-14-99)