

6.05.21 PID – Planned Industrial Development District

A. Purpose: This district is designed to accommodate a wide range of industrial uses while providing certainty to the public regarding permitted uses and site design. A master plan detailing the potential uses of the site, along with site design details must be approved as part of any rezoning to PID.

All subsequent development will be required to be consistent with the approved master plan.

B. Permitted Uses: Any use permitted in CT, M-1, or M-2 may be allowed; however, the specific proposed use(s) must be identified on the approved master plan.

C. Conditional Uses: Any conditional use permitted in CT, M-1, or M-2 may be allowed; however, the specific proposed use(s) must be identified on the approved master plan.

D. Site Plan Approval: Site plan review as provided in Section 4.04.00 et. seq., is required for all uses in this district.

E. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation. See Section 2.10.01 for exceptions.

F. Performance Standards:

1. Lot Coverage: The maximum combined area occupied by all principle and accessory structures shall not exceed 50% of the total area. Also, the amount of impervious surface shall not exceed 75% of the lot area.
2. All development must meet the following criteria:
 - a. The site must be five (5) acres or more in size.
 - b. The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen as to have the least impact on residential areas.
 - c. The Public Works Department shall review and determine if the ingress and egress routes are suitable for the vehicles and loads to be used and if there are any adverse impacts on County right-of-way or roadways.
3. All development shall provide paved ingress/egress entrances from the right-of-way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.
4. All activity within two hundred (200) feet of a residential district boundary shall

be conducted within completely enclosed buildings. All storage within two hundred (200) feet of a residential district boundary may be outdoors but shall be effectively screened by a solid wall, fence or planting so that the materials shall not be visible from the residential district. This requirement shall not apply for the outside storage of aircraft.

5. Landscaped buffers shall be required consistent with Section 7.01.05.
6. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
 - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
 - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

G. Procedure for Approval of a Planned Industrial Development: The procedure for obtaining approval for a Planned Industrial Development shall be as follows:

1. Preliminary Planned Industrial Development and Master Plan Approval: The applicant shall submit to the Planning Director, his application for the approval of the Planned Industrial Development and shall submit the following exhibits at the same time.
 - a. A statement of objectives describing the general purpose and character of the proposed development including type structures and uses.
 - b. A Vicinity Map showing the location of the proposed Planned Development.
 - c. Boundary survey and legal description of the property.
 - d. A Topographic survey.
 - e. A Master Plan, drawn at a scale suitable for presentation, showing and/or describing the following:
 - 1) Proposed Land Uses Including Type Structures:
 - 2) Lot Sizes:
 - 3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:
 - (a.) Surrounding property lines.

- (b.) Proposed and existing streets and highways.
 - (c.) Other proposed buildings.
 - (d.) The center line of rivers, streams, and canals.
 - (e.) The high water line of lakes.
 - (f.) Other man-made or natural features which would be affected by building encroachment.
- 4) Proposed Maximum Height of Buildings:
 - 5) Open Spaces:
 - (a.) Developed recreation.
 - (b.) Common open space.
 - (c.) Natural areas.
 - 6) Ingress and egress; onsite circulation.
 - 7) Screening, Buffering and Landscaped Areas:
- f. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply, showing general location of major water and sewer lines, plant location, lift stations.

- 2. Processing the PID: A Master Plan must accompany Rezoning Applications. The PID Master Plan will be reviewed as any other site plan prior to processing the rezoning application. Staff comments related to the PID Master Plan must be addressed prior to processing the rezoning application.

Upon approval of the PID Master Plan the applicant shall record the Master Plan with the Santa Rosa County Clerk of Courts.

All terms, conditions and stipulations made at the time of approval for Planned Industrial Development District shall be binding upon the applicant or any successors in interest. Deviations from approved plans not approved as a minor or substantial change as set forth in this ordinance or failure to comply with any requirement, condition or safeguard shall constitute a violation of these zoning regulations.

- 3. Final PID Site Plan: If approval for the PID is granted, the applicant shall submit a Final PID Site Plan covering all or part of the approved Master Plan within twelve (12) months, to the Planning Director. The PID Site Plan must meet the site plan requirements of Section 4.04.00.

4. No building permit shall be issued for any portion of a proposed Planned Industrial Development until the Final Development Plan has been approved.
5. Revision of an Approved PID: Any proposed major and substantial change in the approved PID which affects the intent and character of the development, permitted use, density or land use pattern, or similar substantial changes, shall be reviewed in the same manner as the initial PID approval. A request for a revision of the PID shall be supported by a written statement and by revised plans demonstrating the reasons the revisions are necessary or desirable.

Minor changes, and/or deviations from the PID master plan, which do not affect the intent or character of the development, shall be reviewed and identified by the Planning Director and approved by the same. Upon approval of the revisions, the applicant shall make revisions to the plans and submittals and file with the County Planning Director and with the Santa Rosa County Clerk within thirty (30) days.

Examples of substantial and/or minor changes are:

Substantial Changes:

Permitted uses;
Perimeter changes;
Major street relocation;
Change in building height, density, or land use pattern.

Minor Changes:

Change in alignment, location direction, or length of local street;
Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density;
Reorientation or slight shifts in building locations.

6. PID Time Limitations: If substantial construction, as determined by the Planning Director, has not begun within two (2) years after approval of the PID, the approval will lapse and the zoning for the parcel will revert to the previous designation.