

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the following regulations:

1. The subject property shall develop in accordance with Section 146-115 ("HI" – Heavy Industrial District) of the Zoning Ordinance and as amended, except as follows:

a. The following uses shall be allowed on the subject property:

- i. Lime Slurry
- ii. Concrete or Asphalt Batch Plants
- iii. Industrial uses directly related to the production and or manufacture of lime, concrete, or asphalt.

b. All uses allowed in the "HI" – Heavy Industrial District shall be allowed except for those specifically identified below:

- i. Dormitories
- ii. Sewage Treatment Plants
- iii. Sexually Oriented Businesses
- iv. Fat Rendering, Animal Reduction
- v. Forge Plant
- vi. Paper or pulp manufacture
- vii. Refining or storage (petroleum products, gas, butane, propane)
- viii. Smelting of ores or metals
- ix. Hatchery (poultry), egg farm, feed lot
- x. Stockyard or slaughterhouse
- xi. Junk or Salvage Yard
- xii. Industrial and Manufacturing Plants (acid, fertilizer, gypsum, paper or pulp, similar products manufacture)

c. The following uses shall require a Specific Use Permit (SUP):

- i. Sanitary Landfill

d. Space Limits: The space limits identified as being applicable to the "LI" – Light Industrial zone shall apply as found in the space limit schedule of Appendix F of Section 146, except as follows:

- i. Structures shall be a maximum of 45'.
- ii. Equipment shall be a maximum of 90'.

2. Landscaping requirements shall follow those of Section 146-135 with the exception of the following provisions:

- a. The street frontage along US 380 will be planted with canopy trees at a ratio of 1 tree per 30 feet
- b. The landscape buffer will be a minimum of 25'.