

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. 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)

b. Timing of specific land uses.

i. *Lime slurry uses and industrial uses directly related to the production and or manufacture of lime* ("Lime Related Uses") shall be permitted uses on the subject property subject to the following conditions precedent:

1. A full and complete application together with all required supporting materials accompanied by payment of all fees for a site plan, preliminary-final plat, and final civil plans for the Lime Related Uses shall be submitted for review and approval to the City no later than four months after the City Council's approval of these planned development district regulations;
2. A development permit for Lime Related Uses shall be issued no later than four months after the submittal of a site plan, preliminary-final plat, and final civil plans, subject to all development permit requirements being satisfied; and
3. A temporary certificate of occupancy or full certificate of occupancy shall be issued for Lime Related Uses no later than 18 months after the issuance of a development permit, subject to all applicable occupancy requirements being satisfied.
4. If any of these aforementioned conditions are not satisfied within the timeframes mentioned above, said Lime Related Uses shall become prohibited uses and shall not be permitted on the subject property.

c. Specific Use Permit Required.

- i. The following land uses shall be permitted subsequent to the City Council's approval of a Specific Use Permit (SUP):
 1. Concrete or Asphalt Batch Plants;
 2. Industrial uses directly related to the production and or manufacture of concrete or asphalt; and
 3. 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, and as amended, 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, and as amended, with the exception of the following provisions:

- a. The street frontage along University Drive (United States of America Highway 380) will be planted with canopy trees at a ratio of 1 tree per 30 feet;
- b. Canopy trees shall be planted along all side and rear property lines at a ratio of 1 tree per 40 feet; and
- c. The landscape buffer adjacent to University Drive (United States of America Highway 380) will be a minimum of ~~60~~75'.

3. A masonry screening wall which is at least 8 feet in height shall be provided along all property lines. Openings or gaps in the wall for ingress/egress or other access shall be filled with opaque gates or doors.