SECTION XXX

INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) DISTRICT

XXX.01 Purpose and Intent

The Industrial Planned Unit Development (IPUD) District is established to encourage high-quality industrial, logistics, research, technology, and employment-generating development through comprehensive planning and flexible design standards.

The regulations of this district are intended to:

A. Promote economic development and job creation.

B. Encourage coordinated development of large tracts of land.

C. Provide flexibility in site planning while maintaining high development standards.

D. Ensure adequate buffering and protection of adjacent residential, agricultural, and commercial properties.

E. Promote attractive architecture, landscaping, and infrastructure improvements.

F. Encourage efficient provision of public utilities, transportation systems, and stormwater management facilities.

G. Allow phased development pursuant to an approved master development plan.

XXX.02 Minimum Development Area

An IPUD District shall contain not less than twenty (20) contiguous acres under unified ownership or control.

The Township Trustees may consider as part of any application for rezoning, smaller tracts where unique circumstances exist and where the proposed development advances the objectives of this Resolution.

XXX.03 Permitted Principal Uses

The following uses may be permitted within an approved IPUD:

1. Manufacturing and assembly operations.
2. Advanced manufacturing facilities.
3. Research and development laboratories.
4. Technology parks.
5. Warehousing and distribution facilities.
6. Logistics centers.
7. Corporate headquarters.
8. Business and industrial office uses.
9. Flex-space industrial buildings.
10. Printing and publishing facilities.
11. Contractor offices and service facilities.
12. Public utility substations and related infrastructure.
13. Governmental facilities.
14. Any use determined by the Township Trustees to be substantially similar to the foregoing uses, as reflected in an approved development plan.

XXX.04 Accessory Uses

Accessory uses permitted in conjunction with permitted principal uses shall be limited to the following:

A. Administrative offices.

B. Cafeterias and employee dining facilities.

C. Fitness and wellness facilities for employees.

D. Security facilities.

E. Maintenance facilities.

F. Accessory retail sales serving employees and visitors.

G. Employee parking and vehicle storage of operable, registered vehicles actively used by the business.

H. Accessory outdoor storage approved as part of the development plan.

XXX.05 Conditional Uses

The following may be approved as Conditional Uses within an IPUD under an approved development plan:

1. Truck terminals.
2. Freight transfer facilities.
3. Bulk storage facilities – it is contemplated that any bulk storage in the IPUD will be for products, supplies, and materials, but not equipment or vehicles, used in the operation of a Permitted Principal Use as identified above. Whether a specific bulk storage facility proposal is acceptable shall be considered by the Board of Zoning Appeals in its consideration of an application for Conditional Use.
    A. If stored outdoors, materials must be able to be completely screened from view.
    B. Storage of flammable, hazardous, noxious, dusty, odorous, and any other hazardous materials is prohibited, including but not limited to, mulch and other landscaping material, pallets, salt, compost, and trash or other refuse.
4. Outdoor manufacturing operations.
5. Renewable energy facilities sized to serve the internal needs of the development.
6. Other similar uses approved by the Township Trustees following recommendation from the Zoning Commission.

XXX.06 Development Plan Submission

Applicants shall submit a development plan containing in text and map/drawing form:

A. Existing site conditions.

B. Proposed land uses.

C. Building locations and setbacks.

D. Internal circulation and access points.

E. Loading areas and truck routes.

F. Parking plans.

G. Landscaping and buffering plans.

H. Utility plans.

I. Stormwater management plans.

J. Signage concepts.

K. Building elevations and architectural standards.

L. Development phasing schedule.

M. Proposed deviations from applicable zoning standards.

XXX.07 General Development Standards

A. Maximum Building Coverage

No more than 65% of gross site acreage shall be devoted to coverage by buildings, structures, streets, driveways and/or parking area pavement.

B. Open Space

A minimum of fifteen percent (15%) of the developable area shall be dedicated to landscaped open space, stormwater amenities, natural areas, and/or other approved features.

Open space shall comply with the applicable requirements of Section 13 of the Zoning Resolution.

C. Building Height

Maximum building height shall be sixty (60) feet.

The Township Trustees may consider, as part of any application for rezoning, structures exceeding sixty (60) feet, when necessary for manufacturing, warehousing, utility, or technological purposes.

D. Lot Area

No minimum lot size shall apply within an approved IPUD provided the overall development plan demonstrates adequate access and infrastructure.

E. Economic Development

Unless otherwise excluded by resolution approved by the Board of Trustees, no real property shall be included in an Application and development plan unless the Application and development plan provides the Applicant's intent and commitment to enter into a development agreement with the Township containing terms satisfactory to the Board of Trustees (the "Economic Development Agreement"). Such Economic Development Agreement terms may include, but are not limited to, the property's and uses' voluntary involvement and participation in one or more economic development programs, such as and without limitation, a Township economic development district. No Application shall be approved unless this condition of providing the Applicant's intent and commitment to enter an Economic Development Agreement is met at the time of filing the complete Application. No permits or Certificates of Zoning Compliance shall be issued by the Zoning Department until such time that all real property that is part of an Application has fulfilled this condition by the preparation, finalization, and execution of such a development agreement. In the event that the Agreement has not been finalized and/or executed at the time the Township Trustees are considering taking action on the Application and development plan, the Trustees in their sole and absolute discretion may approve the Application and development plan subject to condition(s), which may include, but are not limited to, a condition that the Economic Development Agreement shall be finalized and executed within six (6) months following such approval.

F. Other Standards

Unless specifically set forth by the standards contained in this Section XXX, the applicable general development standards found in the Zoning Resolution shall apply.

XXX.08 Setbacks

A. From Public Roads

Front setbacks shall be a minimum of seventy-five (75) feet from the centerline of the right-of-way, unless a more restrictive setback applies, in which case, the most restrictive setback shall control.

B. From Residential Districts

A minimum setback of one hundred fifty (150) feet shall be required from any residential zoning district for all buildings, structures, parking facilities, and uses.

C. From Agricultural Districts

A minimum setback of seventy-five (75) feet shall be required from any agricultural zoning district for all buildings, structures, parking facilities, and uses.

D. Side and Rear Setbacks

A minimum side and rear setback of fifty (50) feet shall be required unless otherwise approved as part of the development plan.

E. Other Applicable Setbacks

All other applicable setbacks of all governmental agencies and regulations shall be adhered to.

XXX.09 Buffering and Screening

A. Where an IPUD abuts any property within a residential or agricultural/residential zoning district or any property improved with a residential structure, a landscaped buffer of not less than one hundred (100) feet shall be provided.

B. Earthen berms, landscaping, decorative fencing, or combinations thereof shall be required in order to meet the landscaped buffer requirement.

C. Outdoor storage areas shall not be visible from public roads or adjacent residential property.

D. Truck loading areas shall be completely screened from view (year-round) from residential districts and public roadways.

E. Existing woodlots and natural features shall be preserved where practical.

XXX.10 Architecture and Design Standards

All principal structures shall be designed to present a high-quality appearance on all sides of the structure. Large uninterrupted walls shall be prohibited.

In order to meet this requirement, the Applicant shall propose a plan to provide, and the Township may require, one or more of the following:

A. Brick, stone, architectural precast, glass, metal panel systems, or similar durable materials.

B. Architectural offsets and façade articulation.

C. Enhanced building entrances.

D. Decorative lighting.

E. Screening of rooftop equipment.

F. Consistent architectural themes throughout the development.

XXX.11 Access and Circulation

A. Shared access drives shall be encouraged.

B. Access points shall minimize conflicts with public roadways.

C. Truck circulation shall be designed to avoid adjacent residential streets.

D. Internal roads shall be designed to accommodate emergency vehicles and heavy truck traffic.

E. Sidewalks and pedestrian connections may be required where appropriate.

XXX.12 Outdoor Storage

Outdoor storage (either as a permitted accessory use, or as may be approved as a Conditional Use for a Bulk Storage Facility as provided above in Section XXX.05) may be permitted only when:

A. Specifically approved as part of the development plan.

B. Located behind principal buildings whenever practical.

C. Fully screened by fencing, walls, landscaping, or berms.

D. Not located within required setback areas.

E. Maintained in a safe, sanitary, and orderly condition.

XXX.13 Lighting

All exterior lighting shall:

A. Utilize full-cutoff fixtures.

B. Be directed away from residential properties.

C. Minimize glare and light trespass.

D. Comply with Township lighting standards.

XXX.14 Performance Standards

Operations shall comply with applicable federal, state, county, and township regulations regarding:

A. Noise.

B. Vibration.

C. Dust.

D. Smoke.

E. Odor.

F. Hazardous materials.

G. Stormwater discharge.

H. Environmental impacts.

No use shall create a nuisance affecting neighboring properties.

Without limiting the generality of the provisions of this section, the operation of any use on the property shall not create any noise that causes the exterior noise level to exceed the following standards:

a. Between the hours of 7 a.m. and 10 p.m., the maximum allowable noise at the property line should be the lesser of 50 dBA or the pre-development ambient noise level.

b. Between the hours of 10 p.m. and 7 a.m., the maximum allowable noise at the property line should be the lesser of 45 dBA or the pre-development ambient noise level.

c. The property owner and operator are responsible for establishing and reporting to the Township the pre-development ambient noise level at the property line prior to the issuance of any zoning certificate.

Following development, objectionable noise that is determined to be objectionable by the Zoning Inspector due to volume, frequency, beat, and/or humming shall be muffled or otherwise controlled by the property owner and/or operator.

XXX.15 Phased Development

An IPUD may be developed in phases. Each phase shall:

A. Be capable of functioning independently.

B. Include adequate infrastructure.

C. Provide required buffering and landscaping.

D. Conform to the approved phasing schedule.

XXX.16 Change to Approved Plan

Changes or alterations to the development plan as approved by the Board of Township Trustees that meet the criteria set forth in this section may be administratively reviewed and approved by the Zoning Administrator, except in the following circumstances:

A. Any change in the overall acreage or boundaries of the IPUD;

B. Any change in use in the IPUD;

C. Substantial alteration to open space areas and their location(s);

D. A significant change in street pattern;

E. An increase in the number of buildings or dwelling units;

F. Changes in the building/building envelope location(s) or lot lines that result in a significant change in the coverage ratio, yard area or lot area.

Changes that involve one of the above shall be processed in accordance with Section 15 Amendments.

XXX.17 Expiration and Extension of Approval Period

If construction of any phase of the approved IPUD begins within three (3) years after approval is granted, the approval shall be valid until the development is completed. If no construction has begun within three (3) years after the approval is granted, the IPUD shall be void and the land shall revert to the district regulations in which it is located. An extension of the time limit may be approved by the Board of Township Trustees.
