

- (f) Professional services such as medical and dental clinics and attorneys' offices;
 - (g) Repair services such as jewelry and radio and television repair shops; and
 - (h) Retail establishments such as grocery, hardware, drug, department stores, clothing and furniture stores, eating and drinking places, auto dealers and gas stations. Used car lots shall be permitted only when an integral part of a new car dealership.
- (2) Offices for administrative, executive, professional, research or similar organization and laboratories having only limited contact with the general public.
- (3) Public and semi-public facilities serving all or major portions of the city such as municipal offices, library, post office, fire station and YWCA/YMCA.
- (4) Accessory uses incidental to the foregoing principal uses such as off-street parking and loading areas, signs, storage of merchandise, wholesaling when incidental to a permitted use and radio and television antennas as permitted in the C-2, General Commerce District.

(C) *Development standards.*

- (1) *Building setbacks.*
- (a) From perimeter streets: 40 feet.
 - (b) From interior public streets: 30 feet.
 - (c) From adjoining residential uses or zoning districts: 75 feet.
 - (d) Between principal detached structures: one-half of the average height of the two structures.
- (2) *Lot coverage.* No more than 40% of any lot or tract shall be covered by buildings.
- (3) *Floor area ratio (FAR).* Maximum floor area ratio for any single lot or tract shall be 2.0 provided the entire PCD of which it is a part shall not exceed 1.0.
(Prior Code, § 9-22-11) (Ord. 535, passed 9-4-2001) Penalty, see § 152.999

§ 152.431 PLANNED INDUSTRIAL DISTRICT (PID).

(A) *Purpose.* In addition to the general purpose of planned unit development described in § 152.420 of this subchapter, the purposes of the PID District are:

- (1) To provide an area or areas within the city where industrial and related uses of a generally "clean and quiet" nature can be developed and operated in a high quality physical environment;

(2) To promote uses which will be complementary to and compatible with the predominantly low density residential character of the city;

(3) To promote uses which will insure to the owners and occupants of permitted uses the full use, benefit and prestige of a planned industrial district of exemplary standards;

(4) That industrial and related activities be the predominant use in the PID District but that complementary uses such as certain kinds of commercial activity may also be appropriate if properly designed and developed; and

(5) To promote industrial development that is to be characterized by relatively high employment levels and building to land ratios, both of which support the objectives of increasing employment opportunities within the city and of strengthening the city's nonresidential tax base.

(B) *Permitted uses.* The following uses are permitted generally in PID Districts; however, individual PID Districts may be more restrictive:

(1) Manufacturing, fabrication, compounding, processing, packaging, treatment and assembly of goods, products and materials;

(2) Office and administrative facilities;

(3) Retail commercial facilities providing goods and services for the day to day needs of PID district workers and visitors;

(4) Retail commercial facilities beyond those specified in division (B)(3) above provided that the Council shall find prior to any retail use being made of any premises and prior to any substantial change therein, that the use is compatible with the Planned Industrial Development District in which located;

(5) Scientific research, investigation, testing or experimentation;

(6) Wholesaling and warehousing; and

(7) Customary accessory uses such as off-street parking and signs and radio and TV antennas as permitted in the I-1, Limited Industrial District.

(C) *Development standards.*

(1) *Building setbacks.*

(a) From perimeter public streets: 50 feet.

(b) From interior public streets: 30 feet.

(c) From adjoining residential uses or zoning districts: 100 feet.

(d) Between principal detached structures: one-half the average height of the two structures.

(2) *Lot coverage*. No more than 40% of any lot or tract shall be covered by buildings.

(3) *Floor area ratio (FAR)*. Maximum floor area ratio for any single lot or tract shall be 2.0, provided the entire PID of which it is a part shall not exceed 0.75.
(Prior Code, § 9-22-12) (Ord. 535, passed 9-4-2001) Penalty, see § 152.999