

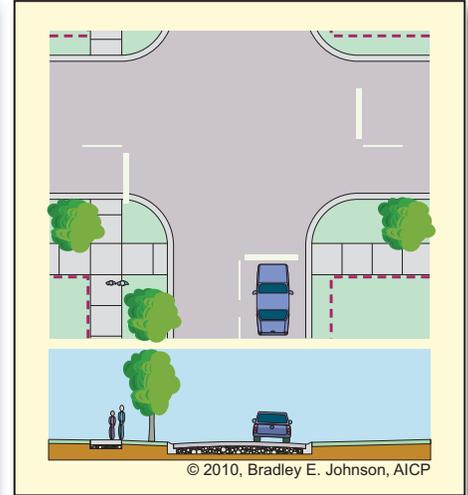
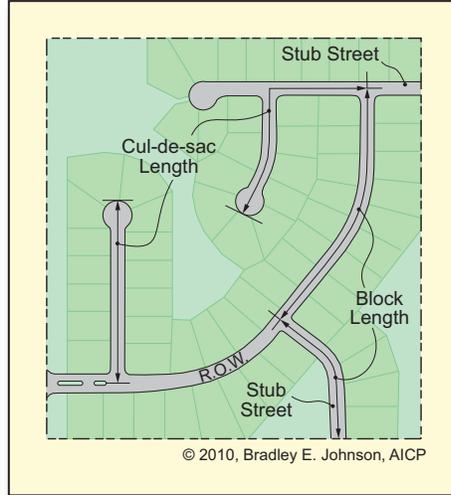
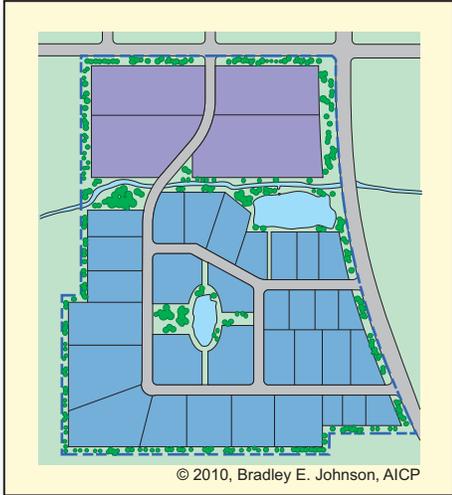
Industrial Park Subdivision (IP)

6.17 Industrial Park Subdivision Intent and Prerequisites

Intent	Prerequisites
<p>The Industrial Park Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • 100% nonresidential • At least 60% industrial uses <p>Applicability</p> <ul style="list-style-type: none"> • Industrial subdivisions of all sizes that may or may not require new streets <p>Pedestrian Network</p> <ul style="list-style-type: none"> • Safe movement to primary structures from streets • Safe movement between primary structures • Safe accessibility to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> • Connectivity to adjacent lots • Use of frontage streets when necessary • Safe and efficient integration of vehicular and truck traffic • Minimal curb cuts <p>Site Feature Preservation</p> <ul style="list-style-type: none"> • Strive to save quality existing tree stands 	<p>Base Zoning</p> <ul style="list-style-type: none"> • I1 or I2 <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • No minimum <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • No maximum

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6.18 Industrial Park Subdivision Standards



Minimum Required Open Space

- 10%

Minimum Perimeter Landscaping

- 40 feet along perimeter streets that shall be common area
- 20 feet along all other perimeters
- 0 feet if abutting a I1, I2, or HI District

Minimum Block Length

- No minimum

Maximum Block Length

- No maximum

Cul-de-sac Length

- Cul-de-sacs not permitted

Minimum ROW on Local Streets

- 60 feet

Minimum Street Width

- 24 feet

Curb

- Not applicable

On-street Parking

- Not applicable

Minimum Tree Plot Width

- Not applicable

Minimum Sidewalk/Sidepath Width

- Not applicable

Additional Design Standards that Apply	
Dedication of Public Improvement	Prerequisites
• DD-01 7-4	• PQ-01 7-21
Development Name	Storm Water
• DN-01 7-5	• SM-01 7-22
Easement	Streets and Access
• EA-01 7-6	• SA-01 7-24
Entryway Feature	• SA-02 7-30
• EF-01 7-8	• SA-06 7-33
Erosion Control	• SA-07 7-34
• EC-01 7-9	Street Lighting
Flood Hazard	• SL-03 7-36
• FH-01 7-10	• SL-04 7-36
Lot Establishment	Surety
• LE-02 7-13	• SY-01 7-37
Monuments and Markers	Utility
• MM-01 7-15	• UT-01 7-39
Open Space	
• OP-01 7-16	
Owners' Association	
• OA-01 7-17	
Pedestrian Network	
• PN-01 7-19	
Perimeter Landscaping	
• PL-01 7-20	