

2.6.3 PEC Planned Employment Center District

The PEC Planned Employment Center District is intended:

1. To provide sufficient space in attractive, landscaped, and planned industrial parks for M-2 Industrial operations.
2. To protect for future industry land which is now or can be served by rail.
3. To insure compatibility between the industrial operations within the industrial park and the existing activities and the character of the community in which the park is located.
4. To provide opportunities for employment close to residential areas, and thus to reduce travel time from home to work and the burden on the streets and transit system.

The following provisions shall apply in the PEC District unless otherwise provided in these regulations:

A. Permitted Uses:

All uses permitted in the M-2 Industrial District

All uses permitted in the C-1 Commercial District, excluding dwellings

Dwellings only in connection with bona fide agricultural operations, or as living quarters for bona fide caretakers and/or watchmen and their families, employed and living on the premises in connection with any lawful use in the PEC District.

Office buildings

River Terminals

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, set back, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Density:.....1.0
2. Lot Coverage: Not more than 50% of the lot may be covered by structures