

5.3 LARGE SCALE INDUSTRIAL PROJECTS

5.3.1 Intent

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It is the intent of these provisions to permit the construction of major industrial activities under controlled conditions, which will best preserve the quality of life and protect the health, safety and general welfare of the public. These projects may include, but are not limited to manufacturing, fabrication, salvage yards, power plants and similar industrial activities which emit fumes, smoke, noise, vibration, dust, glare or odor in amounts that are discernable beyond the limits of the site.

5.3.2 Site Plan Required

A narrative description of the proposed project and a site plan drawn to scale of the proposed industrial development shall be submitted. Said plan shall show the following information:

- A. The location of existing and proposed structures and their intended use.
- B. The location of all access ways, driveways, parking areas, fences, walls, and proposed landscaping.
- C. The location of any outside storage areas.
- D. Provisions for and locations of water and sewage disposal lines.
- E. The location of all natural drainage channels and any live streams or bodies of water.
- F. Any other information requested by staff to show compliance with the zoning district, County Ordinance, or other regulation.

5.3.3 Design Criteria and Improvement Requirements

- A. All buildings used for human occupancy shall be served by an approved and recognized culinary and fire protection water supply and by a sewage disposal system which conforms to the requirements of the underlying zone.
- B. Each project shall abut upon and have access to a State Highway, Class B County road, or shall abut upon or have access to a restricted access road or private travelway which is constructed in accordance with County standards, and which is connected directly to a State Highway or County Class B road.
- C. The Planning or County Commission may require the installation of landscaping to buffer the effects of the proposed development from existing neighborhoods or other natural areas.

5.3.4 Performance or Financial Guarantee

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The following improvements shall be installed in all developments. Said improvements shall meet minimum County standards and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period up to six (6) months. Financial assurances guaranteeing the construction of all required improvement shall be in accordance with the provisions in [Section 7](#).