

**§ 130.20. PRT Public Rapid Transit District.**

130.20.1. Purpose. To provide for facilities proposed as part of the country's PUBLIC RAPID TRANSIT system and such compatible transportation and other USES as may be deemed appropriate.

## 130.20.2. AUTHORIZED USES.

## 130.20.2.1. PERMITTED USES BY RIGHT.

130.20.2.1.1. PRINCIPAL USES. **[Amended 7-6-93 by Ord. No. 1585]**

130.20.2.1.1.1. COMMUNICATIONS ANTENNAS, subject to the requirements of Section 130.7.27. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

130.20.2.1.1.2. AUTHORIZED MIXED USES: COMMUNICATIONS ANTENNAS permitted as an AUTHORIZED MIXED USE with any other PRINCIPAL USE authorized by this Chapter on the LOT or SITE, subject to the requirements of Section 130.7.27. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

130.20.2.1.1.3. PUBLIC UTILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.20.2.1.1.4. PUBLIC UTILITY FACILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.20.2.1.1.5. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

## 130.20.2.1.2. ACCESSORY USES.

130.20.2.1.2.1. Air conditioners.

130.20.2.1.2.2. Dumpsters.

130.20.2.1.2.3. FENCES and PRIVACY FENCES. **[Amended 10-1-98 by Ord. No. 1453]**

130.20.2.1.2.4. SIGNS. See Article V.

130.20.2.1.2.5. STORAGE STRUCTURES.

130.20.2.1.2.6. Towers, spires and antennas. **[Added 7-6-93 by Ord. No. 1585]**

130.20.2.1.2.7. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.20.2.1.2.8. BUILDING-MOUNTED and GROUND-MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEMS. **[Added 4-1-13 by Ord. No. 2088]**

130.20.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in § 130.20.3.2. below.

130.20.2.2.1. PRINCIPAL USES.

130.20.2.2.1.1. PUBLIC RAPID TRANSIT and other transportation USES.

130.20.2.2.1.2. PUBLIC UTILITY FACILITIES. **[Amended 4-6-98 by Ord. No. 1761]**

130.20.2.2.1.3. PARKING FACILITIES. **[Added 10-1-90 by Ord. No. 1453]**

130.20.2.2.1.4. ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.20.2.2.1.5. OIL AND GAS DRILLING OPERATIONS. **[Added 11-8-10 by Ord. No. 2042]**

130.20.2.2.2. ACCESSORY USES.

130.20.2.2.2.1. Any ACCESSORY USES PERMITTED BY RIGHT.

130.20.2.2.2.2. PARKING AREAS and PARKING FACILITIES. **[Amended 10-1-90 by Ord. No. 1453]**

130.20.2.2.2.3. LOADING BERTHS.

130.20.2.2.2.4. Freestanding towers and antennae.

130.20.2.2.2.5. Mechanical equipment.

130.20.2.2.2.6. Any other ACCESSORY USE not specified, but customarily incidental to any AUTHORIZED USE in the ZONING DISTRICT.

130.20.2.3. USES BY SPECIAL EXCEPTION: None.

130.20.3. Requirements for PERMITTED USES BY RIGHT and CONDITIONAL USES.

130.20.3.1. General Requirements.

130.20.3.1.1. Maximum HEIGHT OF STRUCTURE.

130.20.3.1.1.1. All PRINCIPAL STRUCTURES other than PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height.

**[Amended 6-6-94 by Ord. No. 1631]**

130.20.3.1.1.2. PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height. **[Added 6-6-94 by Ord. No. 1631]**

130.20.3.1.1.2.1. The maximum HEIGHT OF BUILDING may be exceeded by chimneys, spires, towers, antennae, masts, smoke stacks, flagpoles, tanks, skylights, elevator shafts, or by a penthouse or STRUCTURE required for enclosure of stairs and equipment necessary to the operation of the BUILDING or any such projection provided that any such projections do not have an aggregate area greater than twenty-five percent (25%) of the total roof area and shall not exceed fifteen (15) feet above the maximum allowable HEIGHT OF BUILDING to which it is attached. **[Added 6-6-94 by Ord. No. 1631]**

130.20.3.1.1.3. ACCESSORY STRUCTURES AND ACCESSORY BUILDINGS: One (1) STORY which may not exceed fifteen (15) feet in total height. **[Amended 10-6-97 by Ord. No. 1750]**

130.20.3.1.2. Minimum LOT AREA.

130.20.3.1.2.1. PUBLIC UTILITY FACILITIES: One (1) acre. **[Amended 4-6-98 by Ord. No. 1761]**

130.20.3.1.2.2. All other PRINCIPAL STRUCTURES: Twenty-five (25) acres.

130.20.3.1.3. Minimum LOT WIDTH: One hundred ten (110) feet.

130.20.3.1.4. Maximum LOT COVERAGE: Twenty percent (20%).

130.20.3.1.5. YARD requirements.

130.20.3.1.5.1. PRINCIPAL STRUCTURES.

130.20.3.1.5.1.1. PUBLIC UTILITY FACILITIES. All YARDS: Fifty (50) feet. [**Amended 4-6-98 by Ord. No. 1761**]

130.20.3.1.5.1.2. Transportation USES. All YARDS: Two hundred (200) feet, provided that PARKING AREAS and DRIVEWAYS are permitted within required YARDS, except for that portion of a YARD which measures thirty-five (35) feet from an existing STREET or residential ZONING DISTRICT which is to be maintained as a BUFFER AREA.

130.20.3.1.5.1.3. Special YARD requirements. YARDS adjoining single-family ZONING DISTRICT. When rear or side walls of the PRINCIPAL STRUCTURE adjoining the R1, R2, or R3 ZONING DISTRICTS exceed the height limitations of the ZONING DISTRICT in which the PRINCIPAL STRUCTURE is located by more than ten (10) feet as a result of topographic conditions and the requirement to measure HEIGHT OF BUILDING at the front of the BUILDING, the required YARD adjoining the R1, R2 or R3 ZONING DISTRICTS is increased by one (1) foot for every foot in excess of ten (10) feet above the height limitations.

130.20.3.1.5.2. ACCESSORY STRUCTURES: Thirty-five (35) feet.

130.20.3.1.5.3. Permitted projections into required YARDS: Same as R1 ZONING DISTRICT. See § 130.8.3.1.6.5. [**Added 10-1-90 by Ord. No. 1453**]

130.20.3.1.6. Parking requirements.

130.20.3.1.6.1. Minimum PARKING SPACES.

130.20.3.1.6.1.1. See § 130.7.6.

130.20.3.1.6.1.2. Transportation USES. A minimum of one hundred (100) PARKING SPACES plus one (1) PARKING SPACE for every two hundred (200) square feet of FLOOR AREA OF BUILDING devoted to patron USE or as determined by the BOARD OF COMMISSIONERS upon recommendation by the PLANNING COMMISSION following a parking needs analysis. [**Amended 10-1-90 by Ord. No. 1453**]

130.20.3.1.6.2. PARKING AREA and DRIVEWAY requirements: See General Regulations, § 130.7.17.

130.20.3.1.7. LOADING BERTH requirements.

130.20.3.1.7.1. Minimum LOADING BERTHS.

130.20.3.1.7.1.1. Transportation USES.

<b>FLOOR AREA OF BUILDING (square feet)</b>	<b>LOADING BERTHS REQUIRED</b>
Up to 20,000	1
20,000 to 50,000	2
50,000 to 80,000	3, including one (1), fourteen (14) feet by fifty (50) feet
80,000 to 100,000	3, including one (1), fourteen (14) feet by fifty (50) feet
100,000 and over	One (1) PARKING SPACE for each additional 100,000 square feet or fraction thereof, including one (1), fourteen (14) feet by fifty (50) feet for each 50,000 square feet of FLOOR AREA OF BUILDING

130.20.3.1.7.2. Design requirements: Same as R1 ZONING DISTRICT. See 130.8.3.1.8.2.

130.20.3.1.8. SIGN. See Article V.

130.20.3.1.9. FENCES.

130.20.3.1.9.1. Height: Not more than ten (10) feet above adjacent ground level.

130.20.3.1.9.2. Gates or other appropriate entries of at least six (6) feet in width, must be provided to give necessary vehicular access.

130.20.3.1.10. Landscaping and screening: Same as C3 ZONING DISTRICT. See § 130.16.3.1.11.

130.20.3.2. Express standards and criteria for granting CONDITIONAL USES. All CONDITIONAL USES are subject to the general requirements of § 130.20.3.1 and to the following express standards and criteria.

130.20.3.2.1. PUBLIC UTILITY FACILITIES. [**Amended 4-6-98 by Ord. No. 1761**]

130.20.3.2.1.1. No storage of equipment or material is permitted outside a BUILDING or STRUCTURE.

130.20.3.2.1.2. Access and traffic control: See General Regulations § 130.7.8.

130.20.3.2.2. Transportation USES.

130.20.3.2.2.1. All APPLICATIONS FOR DEVELOPMENT must include an environmental impact statement and landscaping PLAN.

130.20.3.2.2.2. Access and traffic control: Direct access must be provided from the LOT to a PUBLIC STREET classified as a COLLECTOR STREET or ARTERIAL STREET. Access to and from the LOT and all traffic channelization and control must be designed to prevent congestion and to accommodate peak traffic demands without hazard or great delay.

130.20.3.2.2.3. PARKING AREAS must be suitably illuminated for night use. All lighting must be reflected away from LOTS in a residential ZONING DISTRICT or any existing residential DEVELOPMENT.

130.20.3.2.2.4. All materials and equipment must be stored in a completely enclosed STRUCTURE or must otherwise be screened by a six-foot (6) FENCE or hedge.

130.20.3.2.2.5. Outside storage of inoperative vehicles and outside repair or maintenance of vehicles is not permitted.

130.20.3.2.2.6. Hours of operation shall be determined by the BOARD OF COMMISSIONERS.

130.20.3.2.2.7. The BOARD OF COMMISSIONERS will consider whether or not such USES will be a detriment to the surrounding LOTS because of such nuisance factors as traffic generated, emission of noise, vibration, odor, smoke, fumes, glaring light and storage of flammable or explosive materials.

130.20.3.2.3. PARKING FACILITIES. Same as C-2 District. See § 130.15.3.2.12. **[Added 10-1-90 by Ord. No. 1453]**

130.20.3.2.4. ESSENTIAL SERVICES. **[Entire Section Added 4-6-98 by Ord. No. 1761]**

130.20.3.2.4.1. No storage of equipment or material is permitted outside a STRUCTURE.

130.20.3.2.4.2. All lights must be shielded and reflected away from abutting LOTS.

130.20.3.2.4.3. Such USE may be located no closer than one hundred (100) feet to a LOT in any residential ZONING DISTRICT.

130.20.3.2.4.4. Such USE may not be located on a CORNER LOT abutting the intersection of an ARTERIAL STREET with a COLLECTOR STREET.

130.20.3.2.4.5. The BOARD OF COMMISSIONERS shall consider whether or not such USE will be a detriment to the surrounding LOTS because of such nuisance factors as traffic generated, emission of noise, vibration, odor, smoke, fumes, glaring light and storage of flammable or explosive materials.

130.20.3.2.4.6. No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance is permitted.

130.20.3.2.4.7. No vibration which is discernible to the human sense of feeling for three (3) minutes or more in duration is permitted in any hour of the day between 7:00 a.m. and 7:00 p.m.

or for thirty (30) seconds or more between the hours of 7:00 p.m. and 7:00 a.m.

130.20.3.2.4.8. No activities producing heat, cold, dampness, or movement of air which shall produce any material effect on the temperature, motion or humidity of the atmosphere at the LOT LINE or beyond are permitted.

130.20.3.2.4.9. No USE which, by its nature, operation or activity, produces noise of objectionable character or volume is permitted.

130.20.3.2.4.10. No emission of odorous gases or other odorous matter in such quantities as to be detectable to the human sense of smell when measured at the LOT LINE is permitted.

130.20.3.2.4.11. No direct or sky-reflected glare, whether from floodlights or from high temperature processes, such as combustion or welding or otherwise which is detectable from any point on the LOT LINE is permitted. This restriction does not apply to SIGNS or floodlights otherwise permitted by TOWNSHIP ordinance.

130.20.3.2.4.12. All activities shall comply with county, state, and federal environmental laws and regulations.

130.20.3.2.5. OIL AND GAS DRILLING OPERATIONS: same as R1,  
130.8.3.2.4. [Added 11-8-10 by Ord. No. 2042]

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