

SECTION 10.8 IP (INDUSTRIAL PARK) ZONE

- A. **PERMITTED USES:** The following uses are permitted providing all permitted uses are in compliance with the performance standards set forth in Article XV of this ordinance:
1. The assembling, compounding, manufacturing, packaging, or processing of the following uses:
 - a. Animated and/or illuminated billboards and other commercial advertising structures
 - b. Candy and confectionery products, food and beverage products, except the rendering or refining of fats and oils, excluding poultry and animal slaughtering and dressing
 - c. Cigars and cigarettes
 - d. Cosmetics, pharmaceuticals, and toiletries
 - e. Electric appliances, television sets, phonographs, household appliances
 - f. Electrical machinery, equipment, and supplies
 - g. Fountain and beverage dispensing equipment
 - h. Furniture
 - i. Instruments of professional, scientific, photographic, and optical use
 - j. Metal products and metal finishing, excluding the use of blast furnaces or drop forges
 - k. Musical instruments, toys, novelties, jewelry, rubber or metal stamps
 - l. Office equipment
 - m. Pottery and figurines
 - n. Products from the following previously prepared materials: bone, cellophane, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paper, precious or semi-precious metals, plastics, rubber, shell, steel, tin, tobacco, wood, wool, yarn
 - o. Textile products including asbestos products, canvas and burlap, clothing, cotton products, hosiery and knitting mills, rope and twine
 2. Bottling and canning works
 3. Crating services
 4. Fish farm
 5. Industrial engineering consultant offices
 6. Laboratories, offices, and other facilities for research
 7. Machine shops
 8. Major automobile repair, including body work

9. Police and fire stations
10. Printing, engraving, and related reproduction processes
11. Publishing and distribution of books, newspapers, and other printed material
12. Railroad facilities, exclusive of marshaling yards, maintenance, and fueling facilities
13. School for industrial or business training
14. Warehousing or wholesaling

B. ACCESSORY USES

1. Customary accessory buildings and uses, including operations required to maintain or support any permitted use in this zone on the same lot as the permitted use, such as maintenance shops, power plants, and machine shops
2. Uses, as listed below, including within and entered from within any permitted use in this zone as a convenience to the occupants thereof, and their customers, provided such accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
 - a. Cafeterias
 - b. Coffee shops or refreshment stands
 - c. Soda or dairy bars
3. Fences and/or walls, as regulated by Article XIII of this ordinance
4. Signs - only business and identification signs pertaining to the identification, use, or occupation of the building, structure, or premises, as regulated by Article XIV of this ordinance, will be allowed in this zone. Advertising signs, as defined herein, are not permitted in this zone.

C. AREA AND HEIGHT REGULATIONS

1. Minimum tract for industrial development - None, except a site plan, in accordance with Section 9.19, shall be submitted to show how the proposed development will be developed as either an integral part of a much larger tract or as an adjacent tract to an existing site. Said plan shall indicate the coordination of land use and circulation (vehicular and pedestrian) with adjacent tracts of land.
2. Minimum lot area - One-half (1/2) acre
3. Minimum lot width at building setback line - One hundred (100) feet
4. Minimum front yard depth - Twenty (20) feet

5. Minimum side yard width on each side of lot - Ten (10) feet
6. Minimum rear yard depth - Twenty (20) feet
7. Maximum building height - Forty (40) feet

D. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. Storage of materials, supplies, and products is permitted only to the side and rear of the property. Such storage shall be within an enclosed structure or shall be screened from the view of adjacent properties in accordance with Section 9.19 of this ordinance.
3. No lighting shall be permitted which would glare from this zone onto any street or into any adjacent property.
4. Where any yard of any permitted use in this zone abuts a residential zone, a minimum setback requirement of thirty (30) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
5. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.