

**SECTION 10.14 IP INDUSTRIAL PARK ZONE**

- A. **PURPOSE:** This zone is established to provide for manufacturing, warehousing, and related industrial uses, within a planned and coordinated development.
- B. **PERMITTED USES**
1. Except those that decompose by detonation, the manufacturing, compounding, processing, packaging, or assembling of the following uses:
    - a. Candy and confectionery products, food and beverage products, except the rendering or refining of fats and oils excluding poultry and animal slaughtering and dressing
    - b. Cigars and cigarettes
    - c. Cosmetics, pharmaceuticals, and toiletries
    - d. Animated and/or illuminated billboards and other commercial advertising structures
    - e. Electric appliances, television sets, phonographs, house-hold appliances
    - f. Electrical machinery, equipment and supplies
    - g. Fountain and beverage dispensing equipment
    - h. Furniture
    - i. Instruments of professional, scientific, photographic, and optical
    - j. Metal products and metal finishing, excluding the use of blast furnaces or drop forgers
    - k. Musical instruments, toys, novelties, jewelry, rubber or metal stamps
    - l. Office equipment
    - m. Pottery and figurines, using only previously pulverized kilns fired only with gas and electricity
    - n. Products from the following previously prepared materials: paper, glass, cellophane, leather, feathers, fur, precious or semi-precious metals, hair, horn, shell, tin, steel, wood, plastics, rubber, bone, cork, felt, fibers, yarn, wool, tobacco
    - 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. Fire stations
  5. Industrial engineering consultant offices
  6. Laboratories, offices, and other facilities for research, both basic and applied, conducted by or for any industrial organization or concern, whether public or private
  7. Machine shops

8. Police stations
9. Printing, engraving and related reproduction processes
10. Publishing and distribution of books, newspapers, and other printed material
11. School for industrial or business training
12. Warehousing or wholesaling

C. ACCESSORY USES

1. Customary accessory structures 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, located and entered from within any use permitted in this zone as a convenience to the occupants thereof, and their customers, providing such accessory uses shall not exceed ten (10) percent 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
5. Child care centers for the use of employees of the business operating and work at the business located within this zone. The operator or the day care center shall maintain a log book referencing the employee and child's name

D. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.12 of this ordinance.

1. Restaurants (sit-down only). Outdoor dining may be provided, subject to the following requirements:
  - a. Such area shall be designed to clearly identify the limits of the outdoor dining area;
  - b. Such area shall not exceed forty (40) percent of the maximum seating capacity of the indoor dining area;
  - c. Entertainment shall not be permitted within the outdoor dining area;

- d. Such area shall not be permitted to locate within any minimum required front, side, or rear yard, except where a variance has been approved by the Board of Adjustment.

#### E. AREA AND HEIGHT REGULATIONS

1. Minimum Building Site - Ten (10) acres
2. Minimum Lot Area Within Minimum Building Site - One (1) acre
3. Minimum Lot Width At Minimum Building Setback Line - One hundred fifty (150) feet
4. Minimum Front Yard Depth
  - a. When abutting an arterial, as identified in the adopted comprehensive plan - seventy-five (75) feet
  - b. On internal roads - fifty (50) feet
5. Minimum Side Yard Width
  - a. In internal parts of the park - Twenty-five (25) feet
  - b. Where the side yard is adjacent to an arterial, as identified in the adopted comprehensive plan - seventy-five (75) feet
6. Minimum Rear Yard Depth - Fifty (50) feet. No rear yard shall be required where a rail spur line forms the rear property line
7. Maximum Building Height - Forty (40) feet
8. In the case of this zone, more than one principal structure, as defined herein, may be permitted on one lot

#### F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property.
4. Screening areas and additional setbacks shall be provided in accordance with Section 9.15 of this ordinance.
4. A development plan, as regulated by Section 9.17 of this ordinance, shall be required for any permitted use in this zone.