

**SECTION 10.19 IP-1 (INDUSTRIAL PARK ONE) 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. Automobile and/or motorcycle sales and service, new or used, including the retail sale of parts and accessories. However, this use shall not include salvage yards or junkyards
2. Industrial engineering consultant offices
3. Contractor yard
4. Crating services
5. Electric supply company
6. Equipment rental establishments
7. Laboratories and other facilities for research
8. Major automobile and/or motorcycle repair, including body work
9. Pest or insect control business
10. Police and fire stations
11. Printing, engraving and related reproduction processes
12. Schools for industrial or business training
13. 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
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.
5. Outdoor self-storage units and outdoor storage of boats, recreational vehicles, trailers, and similar items, are permitted as an accessory use to

a warehousing and wholesaling establishment, provided that it meets the following requirements:

- a. The outdoor storage area shall not exceed 50% of the gross floor area of the principal building.
- b. The outdoor self-storage units and outdoor storage spaces shall be underneath a roof.
- c. The outdoor self-storage units shall not be transferred off-site to be utilized by a customer.
- d. The outdoor self-storage units shall not be stacked.

C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum tract for industrial development - Twenty-five (25) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout
2. Minimum lot area - One (1) acre
3. Minimum lot width at building setback line - One hundred fifty (150) feet
4. Minimum front yard depth - Fifty (50) feet
5. Minimum side yard width - Twenty-five (25) feet
6. Minimum rear yard depth - Twenty-five (25) feet
7. Maximum building height - Forty (40) feet or three (3) stories

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. No sales, service, or storage of automobiles and/or motorcycles shall be permitted within this zone, except within a fully enclosed building.
3. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers, excluding outdoor self-storage units and outdoor storage of boats, recreational vehicles, trailers, and similar items that are an accessory use to a warehousing and wholesaling establishment.
4. No private lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
5. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
6. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.