

SECTION 10.20 IP-2 (INDUSTRIAL PARK TWO) 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. Fire and police stations
 5. Indoor softball, volleyball, and batting cages
 6. Industrial engineering consultant offices
 7. Laboratories, offices, and other facilities for research, both basic and applied, conducted by, or for, any industrial organization or concern, whether public or private
 8. Machine shops

9. Printing, engraving and related reproduction processes
10. Publishing and distribution of books, newspapers, and other printed material
11. Railroad facilities, exclusive of marshaling yards, maintenance and fueling facilities
12. School for industrial or business training
13. Tennis and racquetball
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. CONDITIONAL USES: The following uses and their customary accessory buildings or uses subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Sexually oriented business, as defined in Section 7.0 of this ordinance, provided the application meets the following standards:
 - a. The property shall abut an arterial street
 - b. The property shall not be located closer than five hundred (500) feet from any church or school
 - c. If the property abuts a residential zone, the hours of operation shall be limited to 12:00 noon to 11:00 pm, except that there shall be no operation at any time on Sunday

- d. Security personnel shall be required inside the premises and outside in the off-street parking area at all times the premises are open, and for one (1) hour after closing
- e. All employees must undergo police background checks as required by the Kenton County Fiscal Court regulations relating to sexually oriented businesses.
- f. The Kenton County Fiscal Court regulations relating to sexually oriented businesses are hereby adopted by reference, and are applicable in the city of Crescent Springs, except where the above standards, and definitions contained in Section 7.0 of this ordinance, are more stringent, in which case the standards and definitions herein shall apply.

D. AREA AND HEIGHT 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 small 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 within minimum tract - One (1) acre
3. Minimum lot width at building setback line - One hundred fifty (150) feet
4. Minimum front yard depth -
 - a. When abutting a major arterial (as defined 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 a major arterial (as defined in the adopted comprehensive plan) - Seventy-five (75) feet
6. Minimum rear yard depth - In internal parts of the park - 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 or three (3) stories

E. 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 outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No private lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. 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.
5. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.