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**SECTION 10.12 IP (INDUSTRIAL PARK) ZONE**

A. **USES PERMITTED:** 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. Business and industrial offices
2. Crating services
3. Electric supply company
4. Equipment rental establishments
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. Labor union meeting halls
8. Mail order houses
9. Publishing and distribution of books, newspapers, and other printed material
10. Schools for industrial or business training
11. Storage and mini-storage buildings
12. Testing laboratories
13. Warehouses and associated office space which may have a maximum lot coverage of seventy-five (75) percent and a maximum floor area ratio of 0.75
14. Wholesale houses and storage facilities which may have a maximum lot coverage of seventy-five (75) percent and a maximum floor area ratio of 0.75

B. **ACCESSORY USES**

1. Customary accessory buildings and uses, including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops
2. Fences and walls, as regulated by Article XIII of this ordinance
3. 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:** No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum site for an industrial park zone - Forty (40) acres
2. Minimum lot area - One (1) acre (forty three thousand five hundred sixty (43,560) square feet)

3. Minimum lot width at minimum building setback line - One hundred fifty (150) feet
4. Minimum front yard depth - 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 residential zoning district - 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. Where the rear yard is adjacent to a residential zoning district - Seventy-five (75) feet
7. Maximum building height - Forty (40) feet or three (3) stories
8. Maximum lot coverage - Fifty (50) percent of lot area, except as provided herein
9. Maximum floor area ratio - 0.5, except as provided herein

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 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 this zone onto any street, road, highway, deeded right-of-way, 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 requirements established for this zone.

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**SECTION 10.13 INST (INSTITUTIONAL) ZONE****A. PERMITTED USES**

1. Churches and other buildings for the purpose of religious worship.
2. Colleges and universities, including those structures used by the college or university and used for directly related purposes, including recreation and the housing of students, guests, and employees of the college or university. This includes administrative buildings, classrooms, lecture halls, laboratories, libraries, athletic facilities, dormitories, faculty and staff housing, student and faculty centers, and maintenance buildings.
3. Hospitals, including those structures used by the hospital and use for directly related purposes, including recreation and housing of employees, guests, and students of the hospital. This includes administrative buildings, classrooms, lecture halls, laboratories, libraries, dormitories, faculty and staff housing, student and faculty centers, and maintenance buildings.
4. Public, parochial, and vocational schools.
5. Nursing schools.
6. Nursing homes, convalescent homes, rest homes, and homes for the aged.
7. Day care centers.
8. Municipal building and fire house.
9. Publicly owned parks, playgrounds, and community recreation centers.

**B. ACCESSORY USES**

1. Fences, walls, and signs, as approved according to the site plan
3. Uses as listed below, provided in conjunction with a permitted use, primarily as a convenience to its occupants, its customers, patients, and employees, and located within the same building as the permitted use:
  - a. book store
  - b. medical supply store
  - c. restaurant or cafeteria

**C. AREA, HEIGHT, AND YARD REQUIREMENTS FOR PERMITTED USES:**

EACH PERMITTED USE	Minimum Zoning Lot Requirements				Building Requirements		
	MINIMUM BUILDING SITE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD	MINIMUM BUILDING HEIGHT
Colleges and Universities	100 acres (1)	--	1,000 Ft. (2)	100 Ft.	100 Ft.	100 Ft.	50 Ft.
Hospitals	100 acres (1)	--	1,000 Ft. (2)	100 Ft.	100 Ft.	100 Ft.	50 Ft.
Nursing Homes, Convalescent Homes, Rest Homes, and Homes For The Aged	--	2 acres	150 Ft.	50 Ft.	25 Ft. (3)	35 Ft. (3)	35 Ft.
Public, Parochial, and Vocational Schools	--	15 acres	300 Ft.	100 Ft.	50 Ft.	50 Ft.	35 Ft.
Public Parks, Playgrounds, and Community Recreation Centers	--	--	--	--	--	--	--
All Other Permitted Uses	--	1 acre	150 Ft.	50 Ft.	20 Ft. (3)	30 Ft. (3)	35 Ft.

- (1) For purposes of computing the minimum building site, property located outside the city limits of Crestview Hills may be utilized, provided that all of the following conditions are met: (a) the property must be contiguous to the property located within the city and under the same ownership; (b) the property located outside the city must be developed for the same permitted use as the property located in the city; (c) the property outside the city must be zoned for institutional purposes (i.e., be zoned "Institutional" which zone must be generally compatible with Crestview Hills' Institutional Zone; or must be an approved "conditional use" in another zone).
- (2) One thousand (1,000) feet of frontage on a public street is required for the building site. No specific lot width requirements if building site is subdivided.
- (3) Fifty (50) feet when adjacent to a residential zone.

D. OTHER DEVELOPMENT CONTROLS

- 1. No building shall be erected, or structurally altered, nor shall any grading take place on any lot or parcel of land in the Institutional Zone until a site

- plan layout has been submitted and approved in accordance with Section 9.19.
2. A conceptual circulation plan shall be required for any use permitted in this zone to show the relationship of said use to other institutional uses within this zone and to transportation systems (pedestrian and vehicular) in this zone.
  3. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
  4. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
  5. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any adjacent property.
  6. 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 requirements established for this zone.
  7. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.