

**SECTION 10.13 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 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. Electric appliances, television sets, phonographs, household appliances.
    - e. Electrical machinery, equipment and supplies.
    - f. Fountain and beverage dispensing equipment.
    - g. Furniture.
    - h. Instruments of professional, scientific, photographic, and optical use.
    - i. Metal products and metal finishing, excluding the use of blast furnaces or drop forgers.
    - j. Musical instruments, toys, novelties, jewelry, rubber or metal stamps.
    - k. Office equipment.
    - l. Pottery and figurines.
    - m. 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.
    - n. Signs
    - o. Textile products including canvas and burlap, clothing, cotton products, hosiery and knitting mills, rope and twine.
  2. Bottling and canning works
  3. Contractor's offices, including associated sales services
  4. Crating services.
  5. Fire stations.
  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. Plumbing contractors, plumbers, and sales of plumbing equipment

10. Printing, engraving and related reproduction processes
11. Publishing and distribution of books, newspapers, and other printed material.
12. Railroad facilities, exclusive of marshaling yard, maintenance and fueling facilities
13. School for industrial or business training; or school for recreational pursuits with accompanying retail sales area not to exceed twenty (20) percent of the building's gross square footage
14. Studios for professional work or teaching any from of fine art, photography, music, drama, or dance
15. Warehousing or wholesaling

**B. ACCESSORY USES:**

1. Customary accessory structures 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, 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 - only business and identification signs pertaining to the identification, use, or occupation of the building, structure, or premises, as regulated by Article XV 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 or any customary accessory buildings or use subject to the approval of the Board of Adjustment, as set forth in Section 9.14 and 18.7 of this ordinance.

1. Self-storage units and warehousing businesses which are completely enclosed within a building. No outside storage or storage containers are permitted for these uses.

**D. AREA AND HEIGHT REGULATIONS:**

1. Minimum Tract for 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 Within Minimum Tract - 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 - Fifty (50) feet. No rear yard shall be required where a rail spur line forms the rear property line.
7. Maximum Building Height - Thirty-five (35) feet.

E. 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 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 by this zone.
5. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.