

**SECTION 10.13 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. Automobile repair shop
2. Boat and marines sales/service, new/used
3. Camper sales
4. City maintenance garage
5. Furnace repair shop
6. Oil sales, storage and distribution
7. New motorcycle sales
8. Rewinding and rebuilding of electric and other types of motors and engines
9. Sign shop, including truck and car lettering, plastic, wood and metal sign painting and lighted sign construction repair
10. Taxi terminal
11. Waterworks parts and supply, sales and distribution
12. Wholesale auto parts

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, power plants, and machine shops.
2. Uses, as listed below, including within 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 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. AREA AND HEIGHT REGULATIONS:

1. Minimum Lot Area Within Minimum Tract - 12,500 square feet.
2. Minimum Lot Width at Building Setback Line - One hundred (100) feet.
3. Minimum Front Yard Depth - Fifteen (15) feet.
4. Minimum Side Yard Width - Total: Fifteen (15) feet; One Side: Five (5) feet.
5. Minimum Rear Yard Depth - Thirty (30) feet.
6. Maximum Building Height - Forty (40) feet.

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, except such facilities shall be permitted only within the side or rear yards.
2. Outdoor storage of material shall be permitted in this zone, if adequately screened from adjacent development.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
5. A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.
6. Required screening may be placed upon the adjacent property, to provide for more effective screening if agreed upon by the two property owners. Such an agreement shall be submitted in writing to the zoning administrator prior to the construction of such screening facilities.