

SECTION 10.14 IP-3 (INDUSTRIAL PARK THREE) 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. All permitted uses of the IP-1 (Industrial Park - One) Zone.
 2. The wholesale manufacture, distribution, and assembly of fabricated wood products, including containers, building components, structural members, but excluding the primary manufacture of wood and wood products.
 3. The wholesale manufacture, distribution, and assembly of soaps and other detergents.
 4. Educational and governmental institutions.
 5. Laundering, dry cleaning, and dyeing services, including rugs, linen supply, and industrial laundry services.
 6. Window cleaning, disinfecting, exterminating, and other dwelling and building services.
 7. Mini - warehousing.
 8. Detective and protective services.
 9. Photo finishing and other photographic laboratories.
 10. Electric repair and armature rewinding services.
 11. Reupholstery and furniture repairing and refinishing services.
 12. Building construction, general contractor, plumbing, heating, air conditioning, painting, paper handling, decorating, electric, masonry, stonework, tile setting, plastering, carpentry, wood flooring, roofing, sheet metal and other special construction trade offices, supply, storage and related activities.
 13. Postal services.
 14. Agricultural contract sorting, grading, and packaging services of fruits and vegetables.
 15. Motor freight terminals, public warehousing, freight garaging and equipment maintenance.
 16. Freight forwarding, packing, and crating services.
 17. Blueprinting and photocopying services, stenographic services, and other duplicating, mailing, and delivery services.
 18. Equipment rental and leasing services including automobiles and trucks.
 19. Manufacture of plastic products but not the primary manufacture of plastics.
 20. Welding shops.
 21. Recycling centers.
 22. Nursery and child care centers.
 23. Gasoline service stations.
 24. Banking and credit union services including drive - thru facilities.
 25. General office uses.

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 permitted use 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. CONDITIONAL USES

1. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged

D. AREA AND HEIGHT REGULATIONS:

1. Minimum Lot Area - One (1) acre.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front Yard Depth:
 - a. When abutting a major arterial (as defined in the adopted comprehensive plan) - Seventy - five (75) feet.
 - b. On all other roads and streets - Fifty (50) feet.
4. Minimum Side Yard Width - Twenty - five (25) feet.
 - a. Twenty - five (25) feet except if adjacent to areas zoned for residential use, the minimum side yard shall be fifty (50) feet including a minimum 15 foot landscaped screening area, as regulated by Section 9.17, shall be planted and maintained along the entire length of the common zoning line.

- b. Seventy - five (75) feet when side yard is adjacent to a major arterial (as defined in the adopted comprehensive plan).
5. Minimum Rear Yard - Twenty - five (25) feet, except if adjacent to areas zoned for residential use the minimum rear yard shall be fifty (50) feet including a minimum 15 foot landscaped screening area, as regulated by Section 9.17, shall be planted and maintained along the entire length of the common zoning line.
6. Maximum Building Height - Fifty (50) feet.

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. Outdoor storage shall be permitted in this zone provided that all outdoor storage facilities and trash receptacles shall be enclosed by a fence, wall, and/or landscaping not less than five (5) feet high and shall be screened from residential zoned property and public rights - of - way, as regulated by Section 9.17 of this ordinance.
3. No lighting shall be permitted which would glare from this zone onto any public street or into any adjacent residential property.
4. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.
5. When any parking lot is located in any required front yard or any required side yard abutting a public right - of - way, there shall be planted and maintained a 15 foot wide landscaped screening area, as regulated by Section 9.17 of this ordinance, between the parking lot and the public right - of - way.
6. All ground areas not covered by structures shall be landscaped or surfaced with concrete, asphaltic concrete, asphalt oil, or other comparable dust free surfacing and shall be maintained in good condition free from weeds, dust, trash and other debris, and shall be properly drained and graded.
7. All signs shall conform to Section XIV of this ordinance.
8. Noise from any use shall not exceed the standard set forth in Section 15.2, C. and Tables 15-1 and 15-2.
9. Odors from any use shall not exceed the standards set forth in Section 15.2, D.
10. Humidity, heat, or glare from any site shall not exceed the standard set forth in Section 15.2, E.
11. Vibrations shall be measured at the nearest district boundary line and shall meet the standards set forth in Section 15.2, G.
12. A minimum 25 foot wide landscaped screening area, as regulated by Section 9.17 of this ordinance, shall be maintained between any storage,

service, parking or loading areas and the district boundary abutting any residential district.

13. Uses in this district are subject to any local, state, or federal law regulating nuisances and the environment of any condition as set forth by the local and state health boards.