

SECTION 10.22 IP-1 (INDUSTRIAL PARK-ONE) 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. Except for those that decompose or detonate, the manufacturing, compounding, processing, packaging, or assembling of the following materials:
 - 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 forgers
 - k. Musical instruments, toys, novelties, jewelry, rubber or metal stamps
 - l. Office equipment
 - m. Pottery and figurines, using only previously pulverized clay and kilns fired only with gas or electricity
 - n. 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
 - 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. Building materials, sales yards
 4. Contractors offices and accessory storage yards, including storage of general construction equipment and vehicles
 5. Corporate, regional, and administration offices
 6. Crating services
 7. Freight terminals

8. Governmentally owned and/or operated city, county, and state garages
9. Heliports, subject to the requirements of the applicable federal agencies
10. Indoor theaters
11. Industrial engineering consultant offices
12. Laboratories, offices, and other facilities for research, both basic and applied, conducted by or for any industrial organization or concern, whether public or private
13. Large truck and construction equipment sales and service
14. Laundries and dry cleaning plants, involving laundering and dry cleaning of articles delivered to the premises by commercial vehicles
15. Machine shops
16. Printing, engraving and related reproduction processes
17. Professional, medical, and dental offices
18. Public utilities rights-of-way and pertinent structures
19. Publishing and distribution of books, newspapers, and other printed materials
20. Railroad facilities, exclusive of marshaling yards, maintenance and fueling facilities
21. School for industrial or business training
22. Studios for professional work or teaching any form of fine art, photography, music, drama, dance, or gymnastics
23. Warehousing or wholesaling
24. Indoor athletic and recreational facilities
25. Hospitals (Human Care)

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, as regulated by Article XV of this ordinance.

C. **CONDITIONAL USES:** The following uses, or any 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. Recreational uses, other than those publicly owned and/or operated, provided the conditional use is located on a collector street and the access is provided by the collector street, as follows:
 - a. Country clubs
 - b. Golf courses
 - c. Swimming pools
 - d. Volleyball courts
2. Private schools, provided the conditional use is located on an arterial street and the access is provided by the arterial street
3. Pet hotels

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 on each side of lot - Twenty-five (25) feet
6. Minimum rear yard depth - Fifty (50) feet. No rear yard is required where a rail spur forms the rear property line
7. Maximum Building Height - Fifty (50) feet or three (3) stories
8. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot.

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 lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property.
3. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of seventy-five (75) 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.

4. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.
5. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.