

SECTION 10.23 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. Corporate, regional, and administration offices
2. Crating services
3. Industrial engineering consultant offices
4. Laboratories, offices, and other facilities for research, both basic and applied, conducted by or for any industrial organization or concern, whether public or private
5. Pet hotel
6. Professional, medical, and dental offices
7. Public and semi-public recreational facilities
8. School for industrial or business training
9. Storage and mini-storage buildings
10. Studios for professional work or teaching any form of fine art, photography, music, drama, dance, or gymnastics
11. Testing laboratories
12. Warehouses and associated office space
13. Wholesale houses and storage facilities

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. Fences and/or 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.

C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations (in the case of this zone, more than one principal building may be permitted to be constructed within the minimum lot area):

1. Minimum site for an IP-2 Zone - Ten (10) acres
2. Minimum lot area within minimum tract - One (1) acre
3. Minimum lot width at minimum 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 is required where a rail spur forms the rear property line
7. Maximum Building Height - Forty (40) 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.

D. 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. 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.
5. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.
6. The industrial activity will be conducted wholly within a completely enclosed building.
7. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or portland cement concrete, wood, tile, terrazzo, or similar material, and except for parking areas, the grounds shall be planted and landscaped.
6. Off-street parking, access drives, and loading areas may be located within the minimum front, side, and rear yards in this zone, provided that no off-street parking shall be closer than fifteen (15) feet to an adjacent street right-of-way line or the boundary line of any adjacent district. In no case shall the access drive, parking area, or loading area be closer than five (5) feet to the property line.