

SECTION 10.13 IP (INDUSTRIAL PARK) ZONE

- A. **PURPOSE:** This zone is established to provide for manufacturing, warehousing, and related industrial uses, within a planned and coordinated development. Uses typically permitted in this zone involve manufacturing of goods from pre-manufactured parts, which does not produce air emissions, water or noise pollution concerns; all manufacturing and storage of materials is within enclosed buildings comprising the business; and, the manufacturing processes used do not rely on the extensive use or storage of hazardous or environmentally sensitive materials.
- B. **PERMITTED USES:**
1. Except for those that decompose by detonation or uses or processes that employ blasting as part of their ongoing operation; The manufacturing, compounding, processing, packing, or assembling of the following uses:
 - 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. Cosmetics, pharmaceutical, 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 forges
 - 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. Textile products such as: canvas and burlap, clothing, cotton products, hosiery and knitting mills, rope and twine (excluding asbestos products)
 2. Bottling and canning works
 3. Building materials, sales yards, Home improvement center

4. Contractors offices and accessory storage yards, including storage for general construction equipment and vehicles
5. Crating services
6. Industrial engineering consultant offices
7. Laboratories, offices, and facilities for research both basic and applied, conducted by or for any industrial organization or concern whether public or private
8. Laundries and dry cleaning plants; involving laundering and dry cleaning of articles delivered to the premises by commercial vehicles
9. Machine shops
10. Printing, engraving and related production processes
11. Schools for industrial or business training
12. Warehousing or wholesaling, with the exception of those items or products not permitted to be manufactured with in this zone.
13. Public Utilities rights of way and permanent structures
14. Offices
15. Equipment sales and rental offices
16. Indoor athletics facilities
17. Studio for professional work or teaching any form of fine art including photography, music, drama or gymnastics
18. Day Care Centers

C. 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, machine shops, and rail spurs.
2. Fences and/or walls, as regulated by Article XII of this ordinance
3. Signs, as regulated by Article XV of this ordinance
4. 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, provided 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

D. AREA AND HEIGHT REGULATIONS:

1. Minimum tract for industrial development - Ten (10) 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 provided the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved development plan layout
2. Minimum lot area within minimum tract – One (1) acre
 3. Minimum lot width at building setback line – One hundred (100) feet
 4. Minimum Front Yard Depth
 - a. When abutting an arterial, as identified in the adopted comprehensive plan – Seventy-five (75) feet
 - b. On internal roads – Fifty (50) feet
 5. Minimum Side Yard Width
 - a. In internal parts of the park – Twenty-five (25) feet
 - b. Where the side yard is adjacent to an arterial, as identified in the adopted comprehensive plan - Seventy-five (75) 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 –forty (40) feet
 8. In the case of this zone, more than one principal structure, as defined herein, may be permitted on one lot

E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XIII and XIV of this ordinance.
2. Any accessory storage yard of any use permitted in this zone shall be visually screened from any public street (as identified in the Comprehensive Plan) by a combination of building(s) land forming, landscaping and other devices as regulated by Section 9.17 of this Ordinance.
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. No motor vehicle which is inoperable or trailer which is usable or unusable shall be stored or used for storage of any items therein on any lot or parcel of ground in this zone unless it is within a completely enclosed building.
5. Where any side and/or rear yard of any use permitted in this zone abuts a residential zone, or the Town Center (TC) zone, a minimum yard requirement of seventy-five (75) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
6. A development plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.

7. Must demonstrate compliance, at all times, with Section 15.2 Performance Standards.