

ARTICLE XVII
“I-P” INDUSTRIAL PARK DISTRICT

Section 1. Intent and Purpose of District: It is the intent of the "I-P" Industrial Park District to allow certain industrial land uses in a park-like atmosphere and to control the type of use, setback, loading and unloading. It is also intended that this zone be compatible with adjoining residential and commercial land uses.

Section 2. District Regulations: The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article are the regulations for "I-P" Industrial Park District. No building or structure shall be erected, altered or enlarged, which is arranged, intended or designed for other than one of the uses listed in Section 4 below.

Section 3. General Requirements:

- A. The tract for use as an Industrial Park District shall be not less than ten (10) acres in area.
- B. An applicant for a change in zoning to "I-P" must satisfy the Planning Commission that he has the ability to carry out the proposed plan and shall prepare and submit a schedule for construction. The proposed construction shall begin within a period of two (2) years following approval by the Governing Body and forty percent (40%) of the total planned construction shall be completed within a period of three (3) years following such approval.
- C. Such applicant also shall prepare and submit a rezoning application and a preliminary development plan for review and approval by the Planning Commission, which shall include:
 1. A topographic map showing contours at intervals of one foot (1').
 2. A plot plan showing:
 - (a) Building locations on the tract to conform with the yard requirements in Section 7 below.
 - (b) Access from streets.
 - (c) Parking arrangements and number of spaces (all parking shall be off-street) to conform with Section 8 below.
 - (d) Interior drives and service areas.
 - (e) Landscaped buffer strips to conform with Section 7 below.
 3. Location map showing the development and zoning of the adjacent property within two hundred feet (200'), including the location and the type of buildings and structures thereon.

4. The full legal description of the boundaries of the properties to be included in the area to be zoned "I-P" Industrial Park District.
 5. A map showing the general arrangement of streets within an area of one thousand feet (1,000') from the boundaries of the area to be zoned "I- P" Industrial Park District.
 6. A map showing location of proposed sewer, water and other utility lines.
 7. A description of general character of the proposed buildings.
- D. Upon approval of the preliminary development plan by the Planning Commission, the applicant shall prepare and submit a final development plan, which shall incorporate any changes or alterations requested. The final development plan and the Planning Commission recommendation shall be forwarded to the Governing Body for review and final action.

Section 4. Use Regulations: The following uses may be permitted providing the entire operation is conducted within a building or an enclosed and landscaped yard. (See Section 8 for requirements for enclosures other than buildings.)

A. Standard Allowed Uses:

1. Animal hospitals or clinics, provided the establishment and runs are completely enclosed.
2. Bottling works.
3. Blacksmith shops.
4. Building materials, storage and sales.
5. Carpenter, cabinet, plumbing, and sheet metal shops.
6. Communication towers. (meeting the requirements of Article XXV, Section 1, K, of this code)
7. Contractor's office and equipment storage yard, providing the storage yard is completely enclosed with a six-foot (6') solid fence or wall.
8. Dry cleaning and laundry plants.
9. Feed and seed stores.
10. Frozen food lockers.
11. Greenhouses and nurseries.
12. Lumber yards.
13. Machinery sales and storage lots (including farm and garden machinery.)
14. Manufacturing or fabricating establishments which are not noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor or smoke.
15. Motor vehicle and farm implement sales and storage.
16. Public utility and public service uses.
17. Radiator repair shops.

18. Truck and rail terminals.
19. Upholstering shops.
20. Warehouses or storage houses.
21. Wholesale houses.
22. Above ground flammable liquid storage tanks are permitted if all other requirements are met.

B. The following uses may be allowed by special use permit when submitted, reviewed and approved by the Board of Zoning Appeals:

1. Any use following the Land Use & Growth Framework of the comprehensive plan

Section 5. Intensity of Use Regulations:

- A. A building, structure or use allowed in this district may occupy all that portion of a lot except for the area required for off-street parking, off-street loading and unloading, and their access roads and as otherwise required in Sections 7 and 8 below.
- B. In the case where the required off-street parking and/or loading and unloading will be provided within the building or structure, then the building or structure may cover the entire lot, except as otherwise required in Section 7 below.

Section 6. Height Regulations:

- A. When a building or structure is within one hundred fifty feet (150') of a residential district zone, said building or structure shall not exceed forty-five feet (45') in height.
- B. When a building or structure is more than one hundred fifty feet (150') from a residential district zone, said building or structure shall not exceed seventy-five feet (75') in height.

Section 7. Yard Regulations:

- A. **Front Yard:** A front yard of thirty feet (30') shall be required for uses permitted in this district, except as provided in the Additional Height, Area and Use Regulations of this Ordinance.
- B. **Side Yard and Rear Yard:** No side yard or rear yard shall be required for uses in this district except where such use abuts a residential district zone, in which case there shall be required fifteen feet (15') of side and/or rear yard on the side of the lot and/or on the rear of the lot which abuts the

residential district. Said fifteen feet (15') shall contain a fence or wall and a shrub border to screen residential zoned property from the proposed use. The wall and shrub border shall be adequately maintained by the property owner.

Section 8. Enclosures Other Than Buildings:

- A. Where storage of equipment or supplies is provided outside of a building, a fence or wall and a landscaped hedge shall be provided along the front building lines to screen said storage area. Where a lot fronts on more than one street, the fence or wall and hedge shall be provided along all street frontages.
- B. The fence or wall and hedge shall be adequately maintained by the property owner.