

# ZONING

DISTRICT REGULATIONS  
(IP-1 INDUSTRIAL PARK)

(I-a) IP-1 INDUSTRIAL PARK DISTRICT

This district is defined as an area within the boundaries of an industrial park or an area of light industrial development, but situated where residential development, or prospective development, is in close proximity on one or more sides of the district. This district is usually located along railroad spurs or major thoroughfares, but where certain operations could adversely affect nearby properties. The purpose of this district is to permit the normal operations of almost all industries, excepting those that would be detrimental to adjoining properties. Excluded from this district are those industries which are noxious by their emission of smoke, dust, fumes, glare, noise, and vibrations and those industries which deal primarily in hazardous materials including explosives.

(1) PERMITTED USES

Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard.

Agricultural Use - Crop Production.

Appliance distributors for wholesale.

Assembly of machines and appliances from previously prepared parts.

Athletic fields.

Bakery production and wholesale sales.

Books and printed matter, distribution.

Blueprinting and photostating establishments.

Bookbindery.

Bottling works for soft drinks.

Builders supply.

Candy products and manufacture.

Candy and burlap products manufacture, sale and storage.

Catering establishments.

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Clothing manufacture.

Cold storage plants.

Dairy products processing, bottling and distribution, ice cream manufacture, all on a wholesale basis.

Farm machinery assembly, repair and sales.

Food processing and packing other than slaughter.

Hosiery manufacture.

Ice manufacture, storage and sales.

Landing fields for rotary wing aircraft.

Leather goods manufacture.

Light manufacturing and processing not otherwise named herein provided no operations are carried on, or are likely to be carried on, which will create smoke, fumes, noise, odor or dust which will be detrimental to the health, safety or general welfare of the community.

Machine shops.

Machine tool manufacture.

Mini-warehouses.

Optical and scientific instrument, jewelry and clock, musical instrument manufacture.

Pottery, porcelain and vitreous china manufacture.

Private clubs or recreation facilities or other similar uses.

Public recreation facilities.

Repair and servicing of industrial equipment machinery.

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Sheet metal shops.

Sign manufacture, painting and maintenance.

Storage warehouses.

Textile manufacture.

Truck Terminals, hauling and storage yards.

Woodworking establishments.

(2) DIMENSIONAL REQUIREMENTS

Lot Width

Minimum required lot width shall be two hundred (200) feet.

Yard Requirements

Minimum front yard depth shall be twenty (20) feet which shall be devoted for sidewalks, grass, and plants, and the necessary entrance and exit of driveways.

Minimum required width of side yard shall be twenty (20) feet except where the property adjoins a residential district or use where it shall be 50 feet.

Minimum required depth of rear yard shall be twenty (20) feet except where the property adjoins a residential district or use where it shall be 50 feet.

No parking lots shall be located closer than 10 feet from a front, side or rear property line except that no truck storage or hauling yard shall be located closer than 50 feet to a front, side or rear property line.

Building

No building shall exceed thirty-five (35) feet in height unless the depth of front and total width of side yards required herein shall be increased, five (5) feet for each ten (10) feet or fraction thereof, of building height in excess of thirty-five (35) feet; church spires, flag poles, antennas, chimneys and similar accessories to buildings are exempt from this height limitation.

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Brick or masonry buildings are encouraged; however, metal buildings shall be permitted provided that the metal portion of the buildings maintains a matte finish and the building shall be brick or masonry a minimum of six (6) feet high on three sides. The side without masonry or brick shall be on the rear.

Visibility at Intersections

On a corner lot nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of two and one-half (2 ½) feet and ten (10) feet in a triangular area formed by a diagonal line between two points on the right-of-way lines, twenty (20) feet from where they intersect.

Signs

Logos and company names may be exhibited in three-dimensional lettering on the building. Each individual building may have one (1) ground sign, no higher than four (4) feet located near its entrance. Signs shall not be illuminated but shall be lit from the ground where necessary. No independent signs shall be permitted.

(3) REQUIRED BUFFERS

After the effective date of this ordinance, a landscaped area along all property lines dividing business or industrial property from residential property, except those lines fronting a public right-of-way, is referred to as a peripheral buffer. There shall be a vegetated buffer with a width of 50 feet between any parcel of land in this district and any abutting property in a residential district or used for residential purposes. The buffer shall be a compact evergreen hedge or other type of evergreen foliage screening, or shall be a combined fence and shrubbery screen, the latter facing the residential use.

A landscaped area along a public right-of-way is referred to as a frontage planting yard. The width of each frontage planting yard shall be a minimum of ten (10) feet (off of the street right of way). These planting yards are required and must be approved by the City. The developer shall install two trees per one hundred feet of street frontage.

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(4) OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided according to the provisions set forth in Section 11.25 of this Ordinance.

One tree shall be planted and maintained for every 12 parking spaces in an employee parking lot. This shall not apply to a truck hauling or storage lot.

(5) LANDSCAPING REQUIREMENTS FOR PARKING LOTS

Any new parking lot with twelve (12) or more parking spaces, or any expanded parking lot which creates twelve (12) or more total parking spaces shall install landscaping within the new or expanded portion of the parking lot, as set forth in Section 11.25 of this Ordinance.