

ARTICLE XI

I-P INDUSTRIAL PARK DISTRICT

SECTION 1100 PURPOSE

The purpose of the I-P, Industrial Park District is to encourage job creation and promote light industrial uses in a planned campus-style setting in appropriate locations consistent with sound planning and environmental controls.

SECTION 1101 AUTHORIZED USES

In the I-P, Industrial Park District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- a. Automobile Service Station
- b. Business and Professional Offices
- c. Business Services
- d. Commercial Schools
- e. Contracting Business; Contractor's Yard
- f. Essential Services
- g. Limited Manufacturing
- h. Printing
- i. Repair Shop
- j. Research and Development
- k. Vehicle Rental
- l. Vehicle Repair Garage
- m. Warehousing and Distribution
- n. Wholesale Business

2. Accessory Uses

- a. Signs, subject to Article XVII
- b. Off-street Parking and Loading, subject to Article XVI
- c. Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.
- d. Retail Sales of Products Produced On-Site
- e. Fences, subject to Section 1503
- f. Home Office or Home Occupation in a Dwelling which is a Nonconforming Use
- g. Temporary Construction Trailer, Model Home or Sales Office, subject to Section 1507

B. CONDITIONAL USES

1. Principal Uses

- a. Commercial Communications Tower, subject to §1403.11
- b. Public Recreation, subject to §1403.28
- c. Public Buildings, subject to §1403.9
- d. Public Utility Building or Structure, subject to §1403.29

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- a. Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1403.32
- b. Comparable Uses Not Specifically Listed, subject to §1403.13

2. Accessory Uses

None

SECTION 1102 AREA AND BULK REGULATIONS

In the I-P, Industrial Park District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIV.

A. MINIMUM SITE FOR AN INDUSTRIAL PARK:

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|------------------------|----------|
| Without Public Sewers: | 10 acres |
| With Public Sewers: | 4 acres |

B. MINIMUM LOT AREA:
(Individual Lots in an Industrial Park) 20,000 sq. ft.

C. MINIMUM LOT WIDTH: 100 feet

D. MAXIMUM LOT COVERAGE: 70%

E. MINIMUM FRONT YARD: 50 feet

| | | |
|---------------------|---|---------------------------------------|
| F. | MINIMUM REAR YARD: | |
| | Principal Structures: | |
| | Adjoining Any "R" District: | 75 feet |
| | All Others: | 50 feet |
| | Accessory Structures: | 50 feet |
| G. | MINIMUM SIDE YARD: | |
| | Principal Structures: | |
| | Adjoining Any "R" District: | 75 feet |
| | All Others: | 30 feet |
| | Accessory Structures: | 30 feet |
| H. | SPECIAL YARD REQUIREMENTS: | See Section 1503 |
| I. | PERMITTED PROJECTIONS INTO REQUIRED YARDS: | See Section 1504 |
| J. | MAXIMUM HEIGHT: | |
| | All Principal Structures: | 3 stories and no more than 45 feet |
| | All Accessory Structures: | 1 story and no more than 15 feet |
| K. | HEIGHT EXCEPTIONS: | See Section 1505 |
| SECTION 1103 | PARKING AND LOADING | See Article XVI |
| SECTION 1104 | SIGNS | See Article XVII |
| SECTION 1105 | SCREENING AND LANDSCAPING | See Section 1502 |
| SECTION 1106 | STORAGE | See Section 1509 |