

Industrial Business Park-2 (IBP-2) Zoning District

(a) Permitted uses and structures.

- (1) Medical and dental or chiropractor offices and clinics.
- (2) Hospitals.
- (3) Professional offices.
- (4) Business offices.
- (5) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (6) Manufacturer's agents and display rooms, banks and financial institutions, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
- (7) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (8) Radio or television broadcasting offices or studios, but not transmitters or antennas.
- (9) Vocational, technical, trade or industrial schools and similar uses.
- (10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (11) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.

(b) Permitted accessory uses. See s. 656.403.

(c) Permissible uses by exception.

- (1) Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed twenty-five percent of the building of which it is a part or forty seats whichever is greater.
- (2) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
- (3) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (5) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed twenty-five percent of the building of which it is a part.

(d) Minimum lot requirements (width and area).

- (1) Width—One hundred feet.
- (2) Area—Ten thousand square feet.

(e) Maximum lot coverage by all buildings and structures. Sixty-five percent.

(f) Minimum yard requirements.

- (1) Front—Twenty feet.
- (2) Side—Ten feet.
- (3) Rear—Ten feet.

(g) Maximum height of structures. Thirty-five feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of thirty-five feet.

(h) Limitations on permitted or permissible uses by exception. All of the permitted and permissible uses by exception in the IBP-2 District are subject to the following provisions:

- (1) They shall be conducted entirely within an enclosed building.
- (2) They shall include no outside storage or other similar activities.
- (3) They shall be provided with off-street loading facilities which are located at the rear or side of the building and visually screened from an abutting public or approved private street.
- (4) Off-street parking shall be separated from an abutting public or approved private street by a least an eight-foot landscaped area.