

## **IP – Planned Business/Industrial Park**

This district provides for business/commercial uses and limited industrial uses that have little off-site impact and no toxic or noxious emissions in a planned environment.

1. Uses Permitted.
  - Administrative Services
  - Animal Care & Veterinarian Services
  - Automotive Parking
  - Automotive Repair and Cleaning (excluding Car Wash)
  - Automotive Servicing
  - Building Materials and Farm Equipment
  - Consumer Repair Services
  - Convenience
  - Commercial
  - Community Assembly
  - Cultural and Recreation Services
  - Entertainment & Amusement Services
  - Extended Stay Hotel/Motel
  - Financial, Consultative & Administrative
  - Food & Beverage Services
  - Food Service Drive-in & Drive-thru
  - General Business & Communication Services
  - General Retail Trade
  - Hotel/Motel
  - Light Construction Services
  - Light Industry
  - Medical Services
  - Medium Construction Services
  - Personal & Group Care
  - Transport & Warehousing
  - Vehicular, Craft & Related Sales
  - Wholesale Sales
2. Allowed as a Conditional Use.
  - Heavy Construction Service
  - Medium Industry
  - Intermediate Impact
  - Car Wash
3. Uses Prohibited.
  - Any use not specifically allowed
4. Minimum Lot Area
  - Area: 20,000 sq.
5. Minimum Lot Width
  - Lot width 150 ft.
6. Minimum Building Setbacks.
  - Setbacks: Front – 60 ft. Rear – 25 ft.
  - Side – 25 ft.
  - Adjoining a residential district - 75 ft.
  - No yard is required for that part of the lot that abuts a railroad right-of-way.
7. Height.
  - Maximum Building Height – 6 stories or 75 ft.
8. Building Area
  - Area – 50% of the total lot