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**SECTION 10.12 IP (INDUSTRIAL PARK) ZONE**

A. **USES PERMITTED:** The following uses are permitted providing all permitted uses are in compliance with the performance standards set forth in Article XV of this ordinance:

1. Business and industrial offices
2. Crating services
3. Electric supply company
4. Equipment rental establishments
5. Industrial engineering consultant offices
6. Laboratories, offices, and other facilities for research, both basic and applied, conducted by or for any industrial organization or concern, whether public or private
7. Labor union meeting halls
8. Mail order houses
9. Publishing and distribution of books, newspapers, and other printed material
10. Schools for industrial or business training
11. Storage and mini-storage buildings
12. Testing laboratories
13. Warehouses and associated office space which may have a maximum lot coverage of seventy-five (75) percent and a maximum floor area ratio of 0.75
14. Wholesale houses and storage facilities which may have a maximum lot coverage of seventy-five (75) percent and a maximum floor area ratio of 0.75

B. **ACCESSORY USES**

1. Customary accessory buildings and uses, including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Signs - only business and identification signs pertaining to the identification, use, or occupation of the building, structure, or premises, as regulated by Article XIV of this ordinance, will be allowed in this zone. Advertising signs, as defined herein, are not permitted in this zone

C. **AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum site for an industrial park zone - Forty (40) acres
2. Minimum lot area - One (1) acre (forty three thousand five hundred sixty (43,560) square feet)

3. Minimum lot width at minimum building setback line - One hundred fifty (150) feet
4. Minimum front yard depth - On internal roads - Fifty (50) feet
5. Minimum side yard width -
  - a. In internal parts of the park - Twenty-five (25) feet
  - b. Where the side yard is adjacent to a residential zoning district - Seventy-five (75) feet
6. Minimum rear yard depth - In internal parts of the park - Fifty (50) feet. No rear yard shall be required where a rail spur line forms the rear property line. Where the rear yard is adjacent to a residential zoning district - Seventy-five (75) feet
7. Maximum building height - Forty (40) feet or three (3) stories
8. Maximum lot coverage - Fifty (50) percent of lot area, except as provided herein
9. Maximum floor area ratio - 0.5, except as provided herein

D. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any adjacent property.
4. Screening and landscaping shall be provided as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirements established for this zone.