

A. 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
- 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
- General Business & Communication Services
- General Retail Trade
- Light Construction Sales
- Light Industry
- Medical Services
- Medium Construction Sales
- Transient Habitation
- Transport & Warehousing
- Vehicular, Craft & Related Sales
- Wholesale Sales

2. Allowed as a Conditional Use.

- Heavy Construction Service
- Medium Industry
- Intermediate Impact

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