

**176.26 I-1P INDUSTRIAL PARK.** The I-1P, Industrial Park District is intended to provide for industrial, service and related office uses in an environment free from intrusion by lighter commercial or residential uses. This district is intended to accommodate new development in the outlying areas of the community adjacent to Major Streets as defined in Section 176.38 of this Zoning Ordinance.

1. Principal Permitted Uses. The following principal uses are permitted in the I-1P District:

A. Industrial uses:

- (1) Industrial uses which comply with the performance standards set forth in this section. However, those uses designated as conditional uses in the I-2 District are not permitted.
- (2) Bakeries.
- (3) Dairy products processing.
- (4) Laundries and dry cleaning establishments.
- (5) Laboratory and research firms involved in the research, experimentation, or testing of materials, goods, or products.

B. Wholesale and warehouse uses:

- (1) Warehousing, storage, and distribution facilities, including wholesaling activities.
- (2) Cartage, express, and parcel delivery services.
- (3) Direct sales establishments where products are stored and distributed.

C. Commercial uses:

- (1) Retail business, personal services, and business services permitted in the C-4 District.
- (2) Restaurants, including drive-in and drive-through service and serving of alcoholic beverages.
- (3) Office buildings and meeting halls.

D. Public, quasi-public and governmental uses.

- (1) Public service garages and maintenance facilities.
- (2) Police and fire stations.

- (3) Public and private parks and playgrounds.
- (4) Governmental office buildings.
- (5) Public utility establishments.
- (6) Essential services such as gas regulator stations, pipeline pumping stations, electrical distribution substations, water storage facilities and similar uses.

2. Conditional Uses. The following conditional uses are permitted in the I-1P District only when authorized by the Zoning Board of Adjustment as provided in Section 176.36.

- A. Kennels, provided that all animals shall be kept at least 100 feet from any residence or residential district.
- B. Living quarters for watchmen and their families located on the premises where they are employed.
- C. Similar and compatible uses to those allowed as principal permitted uses in this district.

3. Site and Structure Requirements.

- A. Minimum lot area - 25,000 square feet.
- B. Minimum lot width - 75 feet.
- C. Front yard setback - 40 feet along streets classified as Expressways, Major Arterials and Minor Arterials in Section 176.38; 25 feet for other street frontages.
- D. Side yard setback - 15 feet; corner side yard setback - 40 feet along streets classified as Expressways, Major Arterials and Minor Arterials in Section 176.38; 15 feet for other street frontages.
- E. Rear yard setback - 25 feet.
- F. Maximum height - 3 stories or 45 feet, whichever is less, except that the maximum height may increase by one (1) foot for each one-half ( $\frac{1}{2}$ ) foot that the front, rear and side yard setbacks are increased over the required minimums, up to a maximum of 150 feet in height with no limit on the number of stories.
- G. Open space required - Minimum of 25% of the first three (3) acres and 10% of the area over three acres of the total area of the lot.

4. Other Provisions.
  - A. Accessory Uses. Uses and structures accessory to a principal permitted use or a conditional use are permitted subject to the provisions of Section 176.32.
  - B. Temporary Uses. Temporary uses are permitted subject to the provision of Section 176.35(13).
  - C. Signs. Signs are permitted subject to the provisions of Section 176.31, except that no portable signs pursuant to Subsection 176.31(5)(C) shall be allowed.
  - D. Off-street Parking and Loading. Off-street parking and loading facilities shall be provided according to the provisions of Section 176.29.
  - E. Open Storage. All operations, including the storage of anything except merchandise displayed for sale or lease, or equipment and vehicles, shall be conducted in a fully enclosed building or entirely behind solid walls or fences which conceal them from visibility from off the lot.
  - F. Performance Standards. No flammable, reactive, explosive, toxic, or radioactive materials may be stored, handled or utilized unless the Building Official and the Fire Chief determine that such use does not constitute a hazard to adjacent properties based upon standards and criteria set forth in local, State and Federal codes, rules and/or regulations.
  - G. Landscaping/Open Space Requirements. The required open space shall be landscaped. The landscaping and open space requirements for this zoning district shall be established by resolution of the Council from time to time. Said requirements shall by reference be effective as a part of this ordinance.
  - H. Screening. Any portions of a I-1P zoned parcel containing exterior storage, parking or loading or service areas shall be screened as provided in Subsection 176.29(2)(H)(7) in order to protect non-commercial property from the activity located on I-1P zoned property. The screening shall be composed of a combination of solid fencing, opaque plant materials, earthen structures and/or retaining walls of sufficient height to effectively screen the property from view of the non-commercial property.