

SUBCHAPTER 42: INDUSTRIAL PARK

42.005 Purpose

The Industrial Park Zone is intended to accomplish the following purposes:

- A. To define and protect areas for manufacturing and related industrial activities;
- B. To ensure that such activities are developed and maintained so as to be compatible with immediately surrounding land uses and the general community;
- C. To provide standards and review procedures by which such compatibility can be assured.

42.010 Permitted Uses

Allowed permitted uses within the Industrial Park (IP) Zone are presented in Subchapter 37. Uses not allowed within the matrix are considered to be prohibited, except as provided in Section 10.050 or 42.015.

42.015 Conditional Uses

Within an IP zone, other industrial uses not permitted under Section 42.010 may be permitted in accordance with the conditional use procedures specified in Section 71, provided that such uses meet the other applicable standards of this zone and are not specifically prohibited in 42.020.

42.020 Prohibited Uses

Within an IP zone, the following uses are explicitly prohibited:

- A. Residential dwellings of any kind, excepting dwellings or manufactured dwellings used for caretakers or night watch persons.
- B. Automobile wrecking yards.

42.021 Special Use Limitations for Marijuana Facilities

Special use limitations for marijuana facilities in industrial zones are presented in IDC Subchapter 45.

42.025 Area and Dimension Requirements

Allowed height, lot area, setbacks and other area and dimension requirements in the Industrial Park (IP) Zone are presented in Subchapter 38.

42.035 Yards

A. Front Yard: There shall be a front yard on every lot or parcel in an IP zone. Such a yard shall have a depth of at least 20 feet. No front yard shall be used as a loading parking, or storage area. Additional yard area, depth, landscaping, or other requirements in addition to those specified in this section may be required in accordance with the site review provisions of Section 42.055 below.

B. Side and Rear Yards: There shall be side yards and a rear yard on every lot or parcel in an IP zone. Such yards shall have a depth of at least 10 feet. No rear or side yards shall be required adjacent to a railroad, railroad siding, or spur track. Additional yard area, depth, landscaping, or other requirements in addition to those specified in this section may be required in accordance with the site review provisions.

42.050 Industrial Performance Standards

Performance standards for development in industrial zones are presented in IDC Subchapter 39.

42.055 Conditions

Conditions may be established for any use, activity, or structure in the IP zone. Such conditions shall be the minimum necessary to ensure that the purpose of the IP zone is accomplished. Guarantees and evidence that such conditions will be complied with may be reviewed.