

Article XI. Industrial Park Zone (IMP)

§ 440-111. Use regulations.

- A. In the Industrial Park Zone (IMP), no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one (1) or more of the following uses and complying with the requirements so indicated.
- B. Purpose. The purpose of the Industrial Park Zone (IMP) is to provide a wide variety of industrial uses, including those which may produce some objectionable conditions. To create more intense industrial uses in areas which would least impact neighboring land uses while creating employment opportunities.
- C. Permitted uses. All uses permitted in the Manufacturing Zone are permitted in the Industrial Park Zone.
- E. All uses shall be conducted within a completely enclosed building with no open storage or raw, in-process or finished material and supplies or waste material, except that finished or semi-finished products manufactured on the premises may be stored in the open if screened from the street by a landscaped screen, fence, or wall.
- G. The front yard shall be maintained in a neat and attractive condition.
- H. All fencing shall have a uniform and durable character and shall be properly maintained.

§ 440-112. Uses prohibited.

- A. Residences.
- B. Accessory uses shall not be permitted without a principal use.
- C. Manufacturing uses involving: asphalt, hot mix, asphalt bituminous concrete, cement, concrete, charcoal and fuel briquettes, chemicals, aniline, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohols, nitrates (manufacture or natural) of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yarn; hydrochloric, nitric, phosphoric, picric or sulphuric acids; coal coke and tar products, including gas manufacturing, explosives, fertilizers, gelatin, glue and sizing (animal), linoleum and oil cloth, matches, paint varnishes and turpentine, rubber (natural and synthetic), soaps, including fat rendering, starch, and other substances regulated by OSHA.
- D. Processes such as nitrating of cotton or other materials; milling or processing of flour, feed or grain; magnesium foundry, reduction, refining, smelting and alloying of metal or metal ores; slag piles; refining secondary aluminum; refining petroleum products

such as gasoline, kerosene, naphtha, lubrication oils; distillation of wood or bones; reduction and processing wood pulp and fiber, including paper mill operations; and other processes regulated by OSHA.

- E. Operations involving stockyards and slaughterhouses.
- F. Storage of explosives; bulk or wholesale storage of gasoline, kerosene, propane, or other petroleum products above ground.
- G. Quarries, stone crushers, screening plants, or storage of quarry screening equipment accessory to such uses.
- H. Junkyards, vehicle dismantling plants or storage of used parts of vehicles or other machines or dismantled or junked vehicles. Temporary storage of dismantled parts of vehicles or implements must be undercover, within a solid fence.
- I. Accessory uses shall not be permitted without a principal use.

§ 440-113. Area regulations.

The following minimums must be observed:

- A. Lot area: five (5) acres
- B. Lot width: three hundred (300) feet
- C. Lot depth: five hundred (500) feet
- D. Front yard: one hundred (100) feet
- E. Side yard: fifty (50) feet (Note: If side or rear yards adjoin a residential zone, there shall be a minimum side and/or rear yard of not less than one hundred (100) feet)
- F. Rear yard: twenty (20) feet (Note: If side or rear yards adjoin a residential zone, there shall be a minimum side and/or rear yard of not less than one hundred (100) feet)
- G. No parking or storage of material or products shall be permitted in the required front yard.

§ 440-114. Height regulations.

Height limitations in the IMP Zone shall be forty-five (45) feet.

§ 440-115. Development standards.

- A. Accessory buildings and structures. See § 440-140, Accessory uses, buildings, and structures, Table 13.2, Dimensional Standards for Accessory Buildings and Structures for Manufacturing and Industrial Park Manufacturing Zones.
- B. Projections into required yards. See § 440-144, Projections into required yards, Table 13.4, Permitted Projections into Required Yards.

§ 440-116. Additional regulations.

Additional regulations may apply including, but not limited to:

- A. Parking, see Article XV, Parking and Access;
- B. Signage, see Article XIV, Signs;
- C. Building standards, see Chapter 102, Building Standards;
- D. Impact fees, see Chapter 175, Impact Fees (community service); § 330-9, Sewer impact and connection fees; and § 425-10, Impact fees (water);
- E. Floodplain, see Chapter 212, Floodplain Regulations;
- F. Manufactured homes, see Chapter 250, Manufactured Homes, and Chapter 255, Manufactured Home Licenses;
- G. Building permits and certificates of occupancy, see Chapter 292, Permits and Approvals;
- H. Portable storage units, see Chapter 297, Portable Storage Units;
- I. Property maintenance, see Chapter 305, Property Maintenance;
- J. Sewers, see Chapter 330, Sewers;
- K. Source water, see Chapter 350, Source Water Protection;
- L. Standard specifications, see Chapter 357, Standard Specifications for Utility Construction Projects and Subdivision Pavement Design;
- M. Streets and sidewalks, see Chapter 365, Streets and Sidewalks;
- N. Recreational vehicles, see Chapter 417, Recreational Vehicles;
- O. Water, see Chapter 425, Water.

§ 440-117 to 440-125 Reserved