

CHAPTER 18

IP INDUSTRIAL PARK DISTRICT/ZONE**SECTION:**

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10-18-1: **DESCRIPTION AND PURPOSE:** The IP industrial park district is intended to create, preserve and enhance areas containing manufacturing and related establishments with limited external impact with an open and attractive setting, typically appropriate to locations near major thoroughfares, freeways and nonmanufacturing areas. (Ord. 2140)

10-18-2: **PERMITTED BUILDINGS AND USES:** Permitted buildings and uses in the IP district shall be as set forth in section 10-3-2, "Schedule Of District/Zone Land Use Controls", of this title, subject to the general provisions and exceptions set forth in this and other chapters of this title.

If, however, any permitted building or use would be hazardous, obnoxious, offensive or unsightly by reason of emission of odor, sound vibration, radio-activity, electrical interference, glare, liquid or solid wastes, smoke or other air pollutants, said building or use shall be treated as a conditional use, subject to the issuance of a conditional use permit in accordance with the procedures set forth in chapter 25 of this title. (Ord. 2140; amd. Ord. 2909)

10-18-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:

The planning and zoning commission may grant a conditional use permit for any of the conditional uses listed for the IP district as set forth in section 10-3-2, "Schedule Of District/Zone Land Use Controls", of this title, in accordance with the procedures set forth in chapter 25 of this title.

- A. Special Hazardous Uses Requiring Conditional Use Permits: Regardless of whether a conditional use permit would otherwise be required for a particular use, due to potential hazards involved, any use involving the manufacture, processing and/or aboveground storage of one or more of the following items shall require a conditional use permit, issued in accordance with the procedures of chapter 25 of this title:

Two thousand (2,000) or more water gallons of flammable liquids, class I and class II;

Fifty (50) gallons or more of unstable liquids;

Fifty (50) pounds or more of fireworks;

Fifty (50) pounds or more of blasting agents;

Fifty (50) pounds or more of explosives;

Magazines, class II (class I magazines are not permitted);

Five hundred (500) pounds or more or two hundred (200) gallons or more of hazardous chemicals, including corrosive liquids, flammable solids, high toxic materials, oxidizing materials, poisonous gases and any amount of radioactive materials;

Unstable (reactive) chemicals, including organic peroxides and nitromethane;

Fifty (50) pounds or more of ammonium nitrate;

Two thousand (2,000) or more water gallons of liquefied petroleum gases. (Ord. 4159, 1-20-2015)

10-18-4: PROHIBITED USES:

Any activities which utilize fissionable or radioactive materials if their use results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground or sewage systems, which said materials are deemed detrimental to public health;

Any use constituting or resulting in public or private nuisance because of emission of any smoke, dust, gas, odor, fumes, noise, vibration, radioactive or fissionable material, refuse material or any other reason;

Junk, auto wrecking or salvage yards;

Manufacturing or producing of cement, lime, asphalt, gypsum, fireworks, wood pulp or the like;

Processing of sugar beets;

Refining of petroleum;

Saw or planing mills;

Smelting of zinc, copper, tin, iron ores or other metals;

Stockyards or abattoirs;

The production of fish products, sauerkraut or the like, or the rendering or refining of fats and oils. (Ord. 2140)

10-18-5: BUILDING HEIGHT REGULATIONS: None specified. (Ord. 2140)**10-18-6: PROPERTY AREA, COVERAGE AND YARD REQUIREMENTS: The following minimum requirements shall be observed:**

- A. Property Area: No minimum is/shall be required.
- B. Property Coverage: Buildings may occupy not more than fifty percent (50%) of any property adjacent to a freeway or a frontage road contiguous to a freeway, and not more than sixty percent (60%) of any other properties.

- C. **Front Yard Setbacks:** In addition to the definition set forth in chapter 1 of this title, "front yard areas" are defined to include, but not be limited to, yard areas adjoining a freeway or a frontage road contiguous to a freeway. A minimum of twenty five feet (25') is required for structures and fifteen feet (15') for parking areas.
- D. **Interior Yards:** Properties within the IP district are not/shall not be required to provide interior yard setbacks if said lots or development sites abut property lines of commercially or industrially zoned property. When side or rear property lines of property zoned IP abut property residentially zoned, interior yard (setbacks) not less than thirty feet (30') wide/deep shall be required opposite the abutting residential district.
- E. **Access:** All lots/parcels developed/"built out", or proposed to be developed/"built out" with structures thereon shall have, or be demonstrated to have, legal access to a public street, before the city may issue or approve construction of any structures on that lot/parcel (as iterated in the definition of "property" in section 10-1-2, "Definitions", and subsection 10-1-7B1 of this title). Lots/parcels developed in this zone do not have to have direct lot/parcel frontage on a public street however, only legal access to the same. (Ord. 3805, 7-21-2008)

10-18-7: EXTERIOR STORAGE: Exterior storage shall not be allowed in any area in front of the principal building(s) on a property and shall be otherwise screened from view with a site/sight obscuring fence, wall or hedge not less than six feet (6') in height and not to exceed eight feet (8') in height. Materials screened from view by being stored behind or within the area enclosed by the fencing shall be kept below the top of the fence. (Ord. 2140; amd. Ord. 3151)

10-18-8: SITE SCREENING: All fences(ing) shall conform to provisions of section 10-1-8 of this title. (Ord. 2140; amd. Ord. 3151)

10-18-9: PARKING AND LANDSCAPING: Parking areas shall comply with design and landscaping standards iterated in chapters 22 and 33 of this title. Parking areas shall also conform to the specifications depicted in section 10-1-18, figure 1, "Minimum Parking Lot Requirements", of this title. (Ord. 2140; amd. Ord. 3151)

10-18-10: **SIGNS:** All signs shall conform to relevant requirements in chapter 23 of this title. (Ord. 2140; amd. Ord. 3151)

10-18-11: **INDUSTRIAL PERFORMANCE STANDARDS:** All uses shall conform to the general provisions concerning performance standards as required by section 10-1-9 of this title. (Ord. 2140; amd. Ord. 3151)

10-18-12: **OTHER REQUIRED CONDITIONS:** The following additional conditions shall apply in an IP district:

- A. **Outdoor Operation(s):** All aspects of property uses shall be conducted wholly within a completely enclosed building, except for off street parking, loading, and aspects of a use allowed via issuance of a conditional use permit that are specifically allowed by the commission to be conducted outside the building(s) located on the property.
- B. **Setback From Residential Districts:** In any IP district directly across a street from any residential district (or from any agricultural district designated for future residential use in the comprehensive plan), structures in an IP zone shall be set at least fifty feet (50') away from that industrial property's front or street side property line that abuts the intervening street line/edge. (Ord. 2140; amd. Ord. 3151)

