

CHAPTER 1263

O/IP – OFFICE/INDUSTRIAL PARK DISTRICT

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1263.01 PURPOSE

The purpose of the Office/Industrial Park District is to provide suitable areas for a wide range of industrial activities, while protecting the character of nearby residential and commercial activities, based on conformance with specific development standards.

1263.02 PERMITTED USES

- A. Truck terminals
- B. Building materials sales yards.
- C. Commercial printing and publishing.
- D. Warehousing, distribution and services.
- E. Contractor equipment and storage yards.
- F. Research, experimental and testing laboratories.
- G. Commercial and business support services, excluding any primary direct retail sales.
- H. Office buildings, provided that any retail trade with general public shall be of a limited nature.
- I. Similar uses, as determined by the Board of Zoning Appeals, in accordance with provisions of the Zoning Code.
- J. Administrative, professional and business offices associated with, incidental and accessory to another permitted use within this district.
- K. Technical services and offices, including but not limited to architects, engineers, surveyors, data processing facilities and testing laboratories.
- L. Manufacturing, compounding, processing, assembling packaging or treatment of goods, materials and products not involving operations which are obnoxious or offensive by reason of odor, dust, smoke, radiation, gas, fumes, vibration, noise or other cause.

1263.03 CONDITIONAL USES

- A. Hotels and motels
- B. Gasoline service stations
- C. Outdoor storage of materials.
- D. Concrete and concrete products manufacturing.
- E. Public utility buildings and utility structures.
- F. Retail strip centers and highway oriented uses.
- G. Group Residential Facilities Class 1 and 2.

H. Day Care Facilities.

1263.04 DEVELOPMENT STANDARDS

In addition to the provisions of Chapter 1271, the following standards for arrangement and development of land and buildings shall be required in the Office/Industrial Park District.

1263.04.01 Minimum Lot Area

One (1) acre; however, the lot size shall be adequate to provide for conformance with all other development standards. Principal buildings and accessory uses or structures including parking and paved areas shall be located no less than two hundred (200') feet from any zoning district where residences are permitted and no less than one hundred (100') feet from any zoning district.

1263.04.02 Minimum Lot Width

No minimum lot width is required. However, all lots shall abut a publicly dedicated street and shall have adequate width to provide for yard spaces and distances required by these development standards.

1263.04.03 Minimum Front Yard Depth

30 feet.

1263.04.04 Minimum Side Yard Width

15 feet

1263.04.05 Minimum Rear Yard Depth

50 feet

1263.04.06 Maximum Building Height

50 feet

1263.04.07 Parking Requirements

Parking and loading requirements shall be as specified in Chapter 1277. All off-street parking areas on lots located adjacent to zoning districts where residences are permitted use shall be screened. Screening shall consist of plantings sufficient to form adequate barrier no less than four (4') feet in height.

1263.04.08 Landscaping

All portions of the lot upon which a building or parking area is not constructed shall be landscaped. A preliminary landscaping plan shall be submitted by the owner or developer of the zoning lot or tract of land at the time the zoning certificate is applied for. The landscaping plan shall contain the location and general description (i.e. trees, shrubs, grass etc.) of area to be landscaped. No zoning certificate shall be issued until such preliminary plan has been approved by the

Zoning Administrator. No certificate of occupancy shall be issued until all plantings have been in accordance with the approved detailed plan. All trees, shrubs, grass, ground covers and other plantings shall be well-maintained properly cultivated, mulched and kept free of trash and other unsightly material and or debris

1263.04.09 Impact Statement

No zoning certificate shall be issued in the Office/Industrial Park district until there has been approved a descriptive text indicating the nature of the proposed activity, expected levels of noise, odor, dust, smoke, light, glare and or vibration from normal operations and a plan for addressing these impacts. The expected number of employees per shift, at the outset and at full expansion, shall be indicated. Other information, as required, shall be submitted either in text or plans.

1263.04.10 Storage of Material Material

Storage of materials and equipment shall be within an enclosed building or screened from public view, except for trash containers which must meet the requirements of Subsection

1263.04.11 Trash and Garbage Control

Trash and garbage shall be stored and controlled in container systems located and enclosed to effectively screen them from view.

1263.04.12 Utilities

New on-site electrical lines and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from streets and adjacent property.

1263.04.13 Standards

Applicable State and Federal air and water quality standards shall be met.

