

## INDUSTRIAL PARK DISTRICT (CURRENT DIMENSIONAL REQUIREMENTS)

### Purpose

The Industrial Park (IP) District is intended to provide for relatively low-intensity manufacturing and research and development firms that are employee intensive, clean in nature, and promote an attractive industrial park environment. Service operations and sales activities are excluded from this district, except for minor sales that may be accessory to the primary use. All uses in this district shall have city water and sewer service.

### Dimensions & Siting

<b>Min Lot Area</b>	4 acres
<b>Min Road Frontage</b>	50 ft
<b>Min Front Setback</b>	50 ft
<b>Min Rear Setback</b>	50 ft
<b>Min Side Setback</b>	30 ft

### Buildout

<b>Max Building Coverage</b>	25%
<b>Max Impervious Coverage</b>	70%

### Height

<b>Max Stories Above Grade*</b>	2
<i>*With Special Exception</i>	3.5
<b>Max Building Height*</b>	35 ft
<i>*With Special Exception</i>	50