

CHAPTER 160

INDUSTRIAL PARK (IP) ZONING DISTRICT

- 160.010. Use
- 160.020. Department of Environmental Quality Authority
- 160.030. Uses Subject to Administrative Review
- 160.040. Conditional Uses

160.010. USE. Within any IP, Industrial Park Zone, no building, structure, or premise shall be used, enlarged, or designed to be used, erected, structurally altered, or enlarged except for one or more of the following uses:

- (A) Any use permitted in subsection (B) of Section 151.010;
- (B) Other Uses:
 - (1) Dwelling for a caretaker or watchman for the premises only
 - (2) Gardens, orchards, crop cultivation and timber raising and tree farm
 - (3) Greenhouse
 - (4) Outdoor plant nursery
 - (5) Public utilities, as provided in Section 112.135. [Amended by Ordinance 01-3]
 - (6) Advertising sign for structure pertaining to the business or operation conducted on the premises
 - (7) Airport terminal facilities
 - (8) Ambulance service
 - (9) Business offices of the firm or operations
 - (10) Fire stations
 - (11) Metal working equipment and machinery manufacturing wholly within a building
 - (12) Parking lot, garage (commercial) when developed as prescribed in Chapter 112
 - (13) Restaurants
 - (14) Tractor and heavy equipment sales and service
 - (15) Truck stop facility
 - (16) Trade, vocational school
 - (17) Wholesale firms (not open to general public)
 - (18) Bank.
- (C) Transportation Improvements. [Amended by Ordinance 01-01]
- (D) Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

160.020. DEPARTMENT OF ENVIRONMENTAL QUALITY AUTHORITY. The following uses are allowed, subject to approval from the Department of Environmental Quality:

- (A) Any uses provided in Section 151.030.

160.030. USES SUBJECT TO ADMINISTRATIVE REVIEW. The following uses are permitted, subject to review and approval under the prescriptive standards specified herein and as may otherwise be indicated by federal, state and local regulations and permits:

- (A) Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

160.040. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in an IP Zone, to-wit:

- (A) Any use provided in subsection (B) of Section 151.050;
- (B) Blacksmith;
- (C) Welding, welding shop;
- (D) Solid waste disposal sites (see Sections 120.310 to 120.380);
- (E) Sand and gravel resource sites (see Sections 120.410 to 120.460);
- (F) Heliport;
- (G) Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]