

Title 10 Chapter 32 "Industrial Park District" is proposed to be deleted.

**TITLE 10
CHAPTER 32**

INDUSTRIAL PARK DISTRICT

SECTION:

~~10-32-1: Purpose~~

~~10-32-2: Permitted Buildings and Uses~~

~~10-32-3: Buildings and Uses Permitted Conditionally~~

~~10-32-4: Lot and Yard Provisions~~

~~10-32-5: Site and Development Provisions~~

~~**10-32-1: PURPOSE:**—The Industrial Park District is intended to provide areas for manufacturing, assembly, packaging, warehousing and related activities that do not create a significant detrimental impact on adjacent districts.~~

~~**10-32-2: PERMITTED BUILDINGS AND USES:**~~

- ~~1. Any building or use which meets the intent of the Purpose Statement of this District, with the exception of those uses allowed as Conditional Uses in this District, and which also meet all the requirements of this District.~~
- ~~2. Public buildings and facilities which meet the intent of the Purpose Statement of this District.~~
- ~~3. Crematories, and associated mortuaries and funeral homes.~~
- ~~4. Dental clinics (added by Ord 5, 2008)~~

~~**10-32-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:**~~

~~The Planning Commission, subject to procedures and conditions set forth in Chapter 4 of this Title, may grant a conditional use permit for the following:~~

- ~~1. Trucking yards and terminals~~
- ~~2. Utility distribution plants and service yards~~
- ~~3. Automobile painting shops~~
- ~~4. Radio towers, transmitters and receiving stations~~
- ~~5. Airplane hangars, provided that the lot abuts the Florence Municipal Airport~~
- ~~6. Building materials sales, provided that materials are stored and displayed inside enclosed structures~~
- ~~7. Public buildings and facilities not included in 10-32-2.~~
- ~~8. A single residential unit for a caretaker or superintendent whenever it is determined by the Planning Commission that the business requires the on-site residence of such a person.~~
- ~~9. Any other business or activity which have a potential for off-site impacts, but which meet the purpose of the Industrial Park District.~~

~~**10-32-4: LOT AND YARD PROVISIONS**~~

~~A. Minimum Lot Area: As platted. Any proposed division of existing lots must be approved in concept by the City Council prior to action by the Planning Commission.~~

~~B. Minimum Lot Dimensions: As platted. Any proposed division of existing lots must be approved in concept by the City Council prior to action by the Planning Commission.~~

~~C. Maximum Lot Coverage: Up to eighty-five percent (85%) coverage by buildings and impervious surface is permitted.~~

~~D. Minimum Setbacks: Front, side and rear yards shall be a minimum of 5'; except that yards abutting residential uses/districts shall be a minimum of 15'.~~

10-32-5: SITE AND DEVELOPMENT PROVISIONS

A. Building and Structural Height Limitations

~~1. Maximum Height: Buildings and structures may not exceed 38' in height. Building and equipment heights must also comply with any applicable Airport Districts.~~

~~2. Towers, spires, chimneys, machinery penthouses, water tanks, radio aerials, and similar structures and mechanical appurtenances shall not exceed 60' in height, and shall not be used for any commercial, residential or advertising purpose. Such devices must comply with the Airport Obstruction Overlay District.~~

~~B. Public Facilities: Public Facilities and Infrastructure shall be in accordance with Section 10-36 of this Title.~~

~~C. Fences, Hedges, Walls or Buffers: All screening and buffers shall be in accordance with Section 10-34 of this Title. Dangerous or hazardous materials and equipment shall be enclosed within a secure fenced area.~~

~~D. Landscaping shall be in accordance with Section 10-34 of this Title. The area between the property line and the curb/sidewalk must be landscaped and maintained by the abutting property owner.~~

~~E. Parking and Loading: Buildings and uses must comply with the requirements of Chapter 3 of this Title. No on-street parking or loading is permitted. Curb cuts are limited to 15' for one-way, and 25' for two way, with a maximum total cut of 40'. Curb cuts should be no closer than 100' from an intersection.~~

~~F. Vision clearance: The requirements of Sections 10-1-4 and 10-35-2-13 of this Title must be met by all uses and development. (Ord. 26, 2008)~~

~~G. Lighting: Lighting shall be provided as necessary to provide for safety and security of the site. However, such lighting shall not negatively impact adjacent lots, particularly adjacent residential uses. Lighting shall be down-shielded and confined to site boundaries unless otherwise required by another agency such as the Federal Aeronautics Administration~~

~~H. All trash receptacles shall be located inside structures or in a trash enclosure that is fully screened by a solid fence or wall not less than 5' in height. Trash receptacle areas shall be kept clean. Trash shall not be allowed to blow about the site nor onto neighboring sites, nor shall any trash be stored in a manner to attract rodents.~~

~~I. Signs: All signs must comply with Chapter 26 of this Title, except that free standing signs are restricted to monument signs only.~~

~~J. Access and Circulation: Refer to Section 10-35 of this Title for requirements.~~

Ord. No. 4, Series 2003, effective April 7, 2003

Amended by Ord 5, Series 2008, effective March 21, 2008

Section 10-32-5, F - Amended by Ord. 26, Series 2008

Section 10-32-5 Amended by Ord. No. 9, Series 2009