

Sec. 86-202. IP industrial park district.

In an IP industrial park district, buildings and structures may be constructed, altered, enlarged, reconstructed and used and land may be used for airport purposes, manufacturing, processing, fabrication, assembling, research and development and biotechnology activities, information and information processing, data collection and data storage, records keeping, instructional and training facilities, telecommunications, public distribution and maintenance facilities not otherwise prohibited by law or ordinance, and uses ancillary thereto, excluding research or use of radioactive, biohazardous or explosive materials. Retail sale shall not be permitted, except that retail sales of products manufactured on the premises are permitted but shall be limited to an area which is five percent of the gross floorspace, or 1,000 square feet, whichever is less. The uses permitted under this section are subject to the following provisions:

- (1) All operations shall be conducted and all materials used in such operations or held in storage shall be contained within enclosed buildings or enclosed by a solid wall, fence or planting of such nature and height as to conceal such operation or materials from view from any public way or area or neighboring premises.
- (2) Waste materials produced by such operations shall be either disposed of, stored in buildings or enclosed as specified in subsection (1) of this section.
- (3) Dust, smoke, fumes, gas, glare, noxious odors, noise and vibrations shall be limited so as not to be injurious to the public health or to the use of neighboring property as provided by the laws of the commonwealth.
- (4) Not less than 20 and not more than 70 percent of the lot shall be covered by improvements, meaning buildings, parking areas, driveways and access roads, and outside storage or assembly areas.
- (5) Buildings housing manufacturing operations shall be set back at least 50 feet from any street line and at least 40 feet from any side or rear lot line. Offices, parking areas and outdoor storage or work areas shall be at least 25 feet from any street line and 20 feet from any side or rear lot line. The setback areas shall be left in a natural unimpaired state or landscaped.
- (6) Adequate provision shall be made for the off-street accommodation of all vehicles, including those of employers, employees, customers and visitors.
- (7) Only signs of the following types are permitted:
 - a. Signs which identify the industrial park and its management.
 - b. Signs which display the name of the establishment and the goods produced or services rendered on the premises.
 - c. Signs offering the premises for sale or to let.
 - d. Directional and safety signs.

(8) Signs of the type described in subsection (7)b of this section shall be on the walls of the building or on a marquee or parapet.

(9) Illumination of buildings, yards and signs shall not constitute a hazard to auto drivers, and the light sources of such illumination shall be shielded from adjacent residential districts and streets. Flashing, moving or intermittent illumination shall not be permitted.

(10) In a specific case, the board of appeals shall, after a public hearing, grant a permit for the following uses, unless, in the opinion of the board, such use would be detrimental to the industrial park and not in the best interest of the city:

- a. To locate an office building or vehicle parking closer than 25 feet to any street line.
- b. To locate a display sign in a location or of a type different from those allowed under subsections (7) and (8) of this section.
- c. To use the land for public accommodations such as a hotel, motel or inn, or for a restaurant.
- d. To allow a distribution facility, including trucking terminals, wholesale distribution facilities, wholesale food processing and warehousing.

(11) Sanitary landfill operations existing on the effective date of the ordinance from which this subsection is derived may be enlarged, increased and extended to occupy a greater area of land than that occupied on such date, to the limit of the property owned or held on such date for the landfill operations. Once such property limits have been reached, or if such sanitary landfill operation shall cease for any reason for a period of more than two years, any subsequent use of such land shall conform to the regulations specified by this chapter for this district.

(Ord. No. 1997-2, § 21-158, 1-28-1997)