

- D. Bulk Requirements. Except as otherwise modified, the following bulk standards shall apply to all buildings in the IN zone:

Minimum Requirements	Principal Structures	
	Inside Lot	Corner Lot
Lot Size	1 acre	1 acre
Lot Frontage	200'	200'
Lot Depth	120'	120'
Front Yard	35'	35'
Secondary Front Yard	n/a	30'
Side Yard	20'	20'
Aggregate Side Yard	50'	n/a
Rear Yard	25'	25'
Maximum Height	35'	35'
Maximum Building Cover	30%	30%
Maximum Lot Cover	70%	70%
Open Space	25%	25%

SECTION 419. INDUSTRIAL RESTRICTED (IR).

- A. Intent. The Industrial Restricted (IR) zone is intended for individual manufacturing, assembly, and contracting uses for a wide variety of industries, but excluding nuisance and heavy industries, as well as general service and offices.
- B. Permitted Principal Uses. In the IR zone, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:
1. Automobile repair shops, tire repair, transmission service, oil and lube service, auto body shops, and gasoline service stations.
 2. Business uses as follows:
 - a. Wholesale establishments, warehouses, self-storage and storehouses.
 - b. Lumber, building materials and other similar storage yards.
 3. Child care centers, per §432.A.
 4. Dance, gymnastics, karate facilities and martial arts studios.
 5. General, administrative and commercial offices.
 6. Health and fitness centers, gyms.
 7. Indoor recreational and leisure facilities, including bowling, billiards, racquetball and similar.
 8. Industrial, manufacturing or processing use listed below, provided the proposed industrial process meets the performance requirements listed in §402 and does not have inherent characteristics which are noxious, injurious, offensive, or hazardous to the health, safety, or general welfare of the community:
 - a. Manufacturing of light machinery, comprising any of the following: carburetors, and small machine parts, cash registers, sewing machines, typewriters, calculators and other office machines.
 - b. Fabrication of metal products comprising the following: baby carriages, bicycles, and other vehicles, metal foil, aluminum, gold, etc; metal furniture, musical instruments; sheet metal products; and toys.

- c. Fabrication of paper products, comprising any of the following: bags; book-bindings; boxes and packaging materials; office supplies; toys.
- d. Fabrication of wood products, comprising any of the following: boats; boxes; cabinets and woodworking furniture; toys.
- e. Food and associated industries, comprising any of the following: bakeries; bottling of food and beverages; food and cereal mixing and milling; food processing; food sundry manufacturing and ice cream manufacturing.
- f. Laboratories comprising of the following: biological, chemical, dental, pharmaceutical, and general research.
- g. Other permissible industry, comprising of any of the following: brush and broom manufacturing; concrete and plastic products; electric light and power companies; electronic products; farm machinery sales and service; glass products manufacturing; jewelry manufacturing, including polishing; laundering and cleaning establishments; leather goods manufacturing except curing, tanning and finish of hides; motion picture exchange; pharmaceutical products manufacturing; print, paper and cloth; sporting goods manufacturing; textile products manufacturing; and warehouses and store houses.
- h. In addition to the above, any industry not inconsistent with the above and meeting the performance requirements listed herein may be conducted in this zone. All others are specifically excluded.
- i. Wholesale storage and warehouse facilities.

9. Municipal use and other governmental offices.

10. Museums.

C. Permitted Accessory Uses & Structures. Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection:

- 1. Awnings and canopies, per §432.B.
- 2. Child care centers, per §432.A.
- 3. Fences, hedges and walls, per §506.
- 4. Off-street parking facilities, per §511.
- 5. Outdoor break area or patio, provided it is within the building envelope.
- 6. Outdoor storage, including but not limited to building and landscaping materials, road construction materials, fill materials and soil, within a completely enclosed area, with visual screening as required by Article V.
- 7. Public, local utilities and cable television facilities, per §432.E.
- 8. Refuse and recycling storage facilities, per §511.
- 9. Retail. Retail is permitted as an accessory, subject to the GFA shall not exceed twenty (20%) percent of the GFA of the total space owned or leased, not to exceed 5,000 square feet.
- 10. Signs, per §517.
- 11. Sidewalks and walkways, per §513.
- 12. Solar energy infrastructure, per §432.C.
- 13. Stormwater management facilities, per §516.
- 14. Telecommunication towers and antennas, per §432.D.
- 15. Temporary construction trailers, per §432.F.

D. Prohibited Uses. Any use that is not specifically permitted in §419.B is hereby prohibited, specifically any residential use.

- E. **Bulk Requirements.** Except as otherwise modified, the following bulk standards shall apply to all buildings in the IR zone:

1. Minimum Requirements.

Minimum Requirements	Principal Structures	
	Inside Lot	Corner Lot
Lot Size (square feet)	20,000	20,000
Lot Frontage	100'	120'
Lot Depth	120'	120'
Front Yard	30'	30'
Secondary Front Yard	n/a	30'
Side Yard	10'	10'
Aggregate Side Yard	24'	n/a
Rear Yard	20'	20'
Maximum Height	35'	35'
Maximum Building Cover	30%	30%
Maximum Lot Cover	70%	70%
Open Space	25%	25%

2. Height Exception. For every 10,000 square feet of gross floor area (GFA) in excess of 50,000 square feet, all yards shall be increased by a multiple of five (5') feet.

SECTION 420. INDUSTRIAL RESTRICTED BUSINESS (IRB) ZONE.

- A. **Intent.** The Industrial Restricted Business (IRB) zone is intended to encourage the redevelopment of vacant or underutilized industrial properties in a shopping center use, while protecting any abutting residential land uses.
- B. **Permitted Uses.** In the IRB zone, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:
- Any permitted use in the Shopping Center Business (B3) zone, per §416.B.
 - Any permitted use in the Industrial Restricted (IR) zone, per §419.B.
- C. **Permitted Accessory Uses & Structures.** Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection:
- Awnings and canopies, per §432.B.
 - Child care centers, per §432.A.
 - Fences, hedges and walls, per §506.
 - Garden centers, per §420.D.2.b.
 - Off-street parking facilities, per §511.
 - Outdoor break area, dining area or patio, provided it is within the building envelope.
 - Public, local utilities and cable television facilities, per §432.E.
 - Refuse and recycling storage facilities, per §511.
 - Signs, per §517.
 - Sidewalks and walkways, per §513.
 - Solar energy infrastructure, per §432.C.
 - Stormwater management facilities, per §516.
 - Temporary construction trailers, per §432.F.
- D. **Bulk Coverage.** Except as otherwise modified, the following bulk standards shall apply to all buildings in the IRB zone:
- Minimum Requirements.