Industrial Business Park (IBP) District

(a)   Permitted uses and structures.

    (1)   Medical and dental or chiropractor offices and clinics.

    (2)   Hospitals.

    (3)   Professional offices.

    (4)   Business offices.

    (5)   Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.

    (6)   Union halls.

    (7)   Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.

    (8)   Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).

    (9)   Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.

    (10)   Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.

    (11)   Vocational, technical, business, trade or industrial schools and similar uses.

    (12)   Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

    (13)   Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.

    (14)   Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

(b)   Permitted accessory uses. See [Section 656.403](#).

(c) **Permissible uses by exception.**

    (1)   Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.

    (2)   Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.

    (3)   Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

    (4)   Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.

    (5)   Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.

    (6)   Animal hospitals, veterinary clinics, animal boarding places, dog parks.

    (7)   Outside storage subject to the performance standards and development criteria set forth in Part 4.

    (8)   Fitness Centers

    (9)   Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

(d) **Minimum lot requirements (width and area).**

    (1)   Width—100 feet.

    (2)   Area—10,000 square feet.

(e) **Maximum lot coverage by all buildings and structures.**

65 percent. *Impervious surface ratio* as required by Section 654.129.

(f) **Minimum yard requirements.**

    (1)   Front—20 feet.

    (2)   Side—10 feet.

    (3)   Rear—10 feet.

(g) **Maximum height of structures.**

35 feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

(h) **Limitations on permitted or permissible uses by exception.**

All of the permitted and permissible uses by exception in the IBP District are subject to the following unless otherwise provided for:

(1)   They shall be conducted entirely within an enclosed building, except for outside storage approved by exception.

(2)   They shall be provided with off-street loading facilities which are located at the rear or side of the building and visually screened from an abutting public or approved private street.

(3)   Off-street parking shall comply with Part 12 Landscaping Requirements.