

## Division 5. Industrial Districts

### Sec. 70. M-P Industrial Park District.

(a) *M-P District intent.* This district consists of areas suited for industrial parks. Principal activities include offices; research labs; light and general manufacturing; industrial services; enclosed warehousing, wholesaling, and distribution services; and other activities appropriate to an industrial park. The M-P District also allows for limited commercial and institutional uses which are supportive of industrial parks.

(b) *M-P District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 350 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Residential uses.*

- combination dwelling

b. *Institutional uses.*

- community facility
- park
- public utility service

c. *Commercial uses.*

- broadcast studio
- business or professional office
- business support service
- commercial school
- laundry service
- medical support service
- personal service

d. *Industrial uses.*

- maintenance service
- manufacturing, general
- manufacturing, light
- research lab
- transmission tower
- warehousing, wholesaling, and distribution, enclosed

e. *Temporary Uses.*

- seasonal sales
- special event

(2) *Conditional uses.* The following uses shall be permitted subject to a conditional use permit being granted by the Planning and Zoning Commission and further subject to appropriate permits being issued in accordance with this ordinance.

*Institutional uses.*

- public utility facility

(c) *M-P District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

Minimum lot area:	none
Minimum lot width:	150 feet
Minimum front yard:	50 feet
Minimum side yard:	25 feet
Minimum rear yard:	50 feet
Maximum building height:	65 feet

(d) *M-P District site development regulations.* The following additional regulations shall be required:

- (1) Off-Street Parking and Loading Regulations, in accordance with §§ 170-189.
- (2) Screening and Buffer Yard Regulations, in accordance with §§ 190-209.
- (3) Sign Regulations, in accordance with §§ 210-299.