

ARTICLE XX

TECHNICAL INDUSTRIAL PARK (TIP) DISTRICT

SECTION 2000-PURPOSE OF THIS DISTRICT

The purpose of the Technical Industrial Park (TIP) district is to provide areas adjacent to transportation arteries and railroads where light industrial, technological and professional firms can locate with the assurance of a high permanent level of design quality, extensive site amenities, open space and environmental protection. It is the intent of this Ordinance that TIP land uses be compatible with abutting districts, such as commercial districts, which will serve as transitional zones between industrial uses and residential uses. The uses permitted in TIP zones shall generate no objectionable odor, smoke, fumes, vibration or excessive noise. It is further the intent of this Ordinance that encroachment by all residential uses shall be prohibited.

SECTION 2001- USES PERMITTED

The following uses are permitted outright in TIP districts:

- A. All uses permitted in C-1A Restricted Commercial districts.
- B. Research and laboratory facilities.
- C. Light manufacturing, compounding, processing, fabricating, assembling, or packaging facilities, *with all such activities conducted wholly within enclosed structures*. There shall be no exterior evidence of such activities, except for areas reserved for loading/ unloading of materials from trucks. Furthermore, *outdoor storage, manufacturing (such as cement manufacturing) or other outdoor activities shall be prohibited*.
- D. Colleges and vocational-technical schools.
- E. Public roads and highways (excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU-1 districts.)

SECTION 2002 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2605

- A. Public/ quasi-public facilities and utilities subject to the provisions of Section 402.
- B. Fully-enclosed commercial sports and recreational facilities.
- C. Hotels, motels, and full-service restaurants. *Fast food restaurants or "drive-in restaurants" shall be prohibited in this district.*

SECTION 2003 - DIMENSIONAL REQUIREMENTS

- 2003.01 Maximum Building Height: No structure shall exceed forty (40) feet or three stories in height.
- 2003.02 Minimum Lot Area and Lot Width: No minimum lot area or lot width is required.
- 2003.03 Maximum Buildable Area - The aggregate square footage of all buildings shall not exceed fifty percent (50%) of the gross lot area.
- 2003.04 Minimum Yards
- A. Front yards - The front yard building setback line shall be a minimum of thirty (30) feet, as measured from the street right-of-way line; no parking will be permitted in the first fifteen (15) feet from the street right-of-way line.
 - B. Side yard and rear yards - When a proposed use on a lot zoned "TIP" would adjoin another lot zoned for any commercial or industrial usage, side and rear yards of twenty (20) feet shall be required. **However, when a proposed use on a lot zoned "TIP" would adjoin any residential district or existing residential use, side and rear yards of fifty (50) feet shall be required. These yards shall not be occupied by any structure or parking and shall be maintained as landscaped open area.**

SECTION 2004 - STORAGE AND REFUSE AREAS

All storage and refuse collection areas shall be located at the rear of the site and shall be totally encircled or screened by a fence, planting, or other suitable visual barrier. On corner parcels, storage and refuse areas shall be located on the opposite corner of the lot from each street corner.

SECTION 2005 - LOADING/ UNLOADING AREAS

All loading and unloading space shall be located to the rear of the principal buildings. On corner parcels, or on through parcels, if there is only one principal building, one side of the principal building may be used for loading and unloading. Side loading is also permitted if the loading space is screened from abutting properties and the view from the street.

SECTION 2006 - TEMPORARY STRUCTURES

No structure of a temporary character of any kind shall be permitted except during the construction period.