

§ 152.033 1-2 INDUSTRIAL PARK DISTRICT.

(A) *Characteristics.* The purpose of this zone is to identify those portions of the municipality best suited to development or redevelopment in contemporary and compatible industrial uses, grouped in a park-like setting which is a good neighbor to surrounding zone districts and easily accessible to residential neighborhoods.

(B) *Use provisions.* In the (1-2) Industrial Park District, buildings, structures, and land shall be used, and no building or structure shall be erected or altered until or unless these following conditions have been complied with:

- (1) There shall have been filed with the Planning Commission a written application for approval of a contemplated use within the district, which application shall be accompanied with the following information:
 - (a) A plot plan indicating the location of present and proposed buildings, driveways, parking lots, and other necessary uses.
 - (b) Preliminary architectural plans for the proposed building or buildings.
 - (c) An estimate of the maximum number of employees contemplated for the proposed development along with the number of shifts or working hours during which they would work. Also, a description of the industrial operations proposed in sufficient detail to indicate the effects of those operations in producing excessive auto traffic congestion or problems of noise, glare, odor, sewerage, air pollution, water pollution, fire or safety hazards or other factors detrimental to the health, safety and welfare of the area.
 - (d) Engineering and architectural plans for the handling of any problems of the type

Geneva - Land Usage

outlined in subsection (c) above, including a designation of sewers to be used and necessary plans for controlling smoke and other nuisances as enumerated above in subsection (c).

- (e) Any other information the Planning Commission may need to adequately consider the effect that the proposed use may have upon the environment and on the cost of providing municipal services to the area.
- (f) Upon the finding by the Commission that the proposed development will constitute an industrial development of sustained desirability and stability, that it will be in harmony with the character of the surrounding neighborhood, and consistent with the overall long-range plans for the county, that it will not result in an over intensive use of the land, that it will not result in undue traffic congestion or traffic hazards, that the plan indicates that it will be adequately landscaped, buffered and screened, and otherwise promote the health, safety, and welfare of the community, the Planning Commission may authorize the issuance of a permit or permits for a proposed development in any industrial park district.

(2) *Special provisions.*

- (a) Industrial park districts shall have a contiguous minimum area of at least 40 acres.
- (b) Required front yard areas shall be planned and maintained in such a manner as to provide a park-like setting for the buildings.
- (c) Initial development of individual lots shall provide adequate area for at least 100% expansion of uses, the main building, accessory building, off-street parking space, and other yard space requirements as set forth herein.
- (d) The principal and accessory buildings shall not cover more than 25% of the area of the lot.
- (e) Not less than 40% of the lot area shall be covered with vegetative material.
- (f) No frame building or frame accessory buildings shall be erected in the I-2 Industrial Park District. In all buildings erected in the (I-2) Industrial Park District, the same kind of material or the same kind of brick shall be used for all outside walls adjoining or facing the street. Nothing herein contained shall prevent a different kind of material from being used for trimming the exposed outside walls provided the design employed shall be uniform on all the exposed outside walls of the buildings. All buildings erected in the I-2 District shall be fireproof throughout and shall comply with all reasonable fire regulations, as set down by the Planning Commission.

(3) *Permitted/prohibited uses.*

- (a) Permitted uses shall include all uses, including signs, not otherwise prohibited by law or as specified by this chapter except when, in the opinion of the Planning Commission, the proposed use is objectionable or incompatible and/or detrimental to the character of the planning area in general.
- (b) Prohibited uses shall include: Residential, all retail commercial activities; trucking terminals, manufacture of and/or sale of alcoholic beverages; junk yards or automobile wrecking yards; scrap iron, scrap paper or rag storage; sorting or bailing; and all other uses of land, buildings and structures or industrial processes that may be noxious or injurious by reason of smoke, refuse matter, odor, gas, fumes, noise, vibration, or similar substances or conditions.

Geneva - Land Usage

(C) *Area, yard and height requirements.* For this district shall be:

- (1) Minimum lot size shall be four acres with a minimum width of 450 feet.
- (2) Minimum yard requirements:
 - (a) Front yard depth; not less than 25 feet.
 - (b) Side yard depth; not less than five feet.
 - (c) Rear yard depth; not less than five feet.
 - (d) When adjacent to a residential district or adjacent to a public street on which a residential district abuts on the opposite side, a buffer yard shall be provided in addition to the above yards, the depth of which shall not be less than 100 feet and no development other than vegetative cover shall be permitted. When adjacent to a public street which does not abut a residential district on the opposite side, a buffer yard shall be provided in addition to the above yards, the depth of which shall not be less than 50 feet and no development other than vegetative cover shall be permitted.
- (3) There shall be no maximum height limitation of a structure in this district.