
Sec. 94-234. - Coleman Park industrial (CP-I) development characteristics and sub-district requirements.

- a. *Intent.* The intent of the district is to provide regulations for light industrial facilities that minimally impact the surrounding community.
- b. *Building height.* Building height shall not exceed 30 feet, including all habitable and mechanical space.
- c. *Building placement.*
 1. Minimum lot area: 5,000 square feet.
 2. Minimum building separation: 15 feet.
 3. Minimum lot width: 50 feet.
 4. Maximum FAR: 0.75
 5. Minimum setbacks:
 - a. Front: 25 feet.
 - b. Corner: 15 feet.
 - c. Side: 15 feet.
 - d. Rear: 15 feet.
- d. *Maximum lot coverage by buildings:* 60 percent.
- e. *Maximum lot coverage by impermeable surface:* 85 percent.
- f. *Minimum required open space and landscape areas* may consist of setbacks, landscape and buffer areas. An opaque landscape buffer, in accordance with [ARTICLE XIV](#) subsection [94-443\(2\)](#), shall be provided around individual utility facilities or around the perimeter of the utility facilities in their aggregate or around the perimeter of the property.
 - a. Minimum required open space area: 40 percent
 - b. Minimum required landscape area: 15 percent
- g. *Parking.* All parking shall be placed behind the building whenever possible. Community service uses shall provide at least one standard parking space per 1,000 square feet. On-street parking adjacent to the property may be counted toward the required parking.
- h. *Architectural standards.* Structures within this district shall adhere to the design standards established in section [94-222\(f\)](#).
- i. *Building uses.* Uses permitted within this district are listed in the schedule of permitted uses under industrial (I) in table 1-IX of [ARTICLE IX](#) of this chapter, unless prohibited by section [94-230\(f\)](#).
- j. *Prohibited uses.* The following uses shall be prohibited within the CP-I district: convenience stores; drive-thru facilities; game arcades; industrial uses having significant external impacts; industrial uses having very significant external impacts; industrial-type uses having very significant external impacts; liquor and party stores; mining and extractive uses; mobile home sales, rental and service; motor vehicle repair - heavy; motor vehicle sales and rental; outdoor storage facilities; parking garages as a principal use; pawn shops; outdoor recreation; stadiums and sports arenas; scrap, waste and reclaimed materials trade; temporary borrow pit, piles and similar excavation; utility facilities; warehousing having moderate external impacts; warehousing having significant external impacts; warehousing having very significant external impacts; wholesale except apparel, piece goods and notions.

(Ord. No. 4402-12, § 2, 9-18-2012)