

**I-O: Industrial/Office Park**

1. **Purpose.** To provide for a mix of light manufacturing uses, office park, limited retail and service uses in a business park setting with proper screening and buffering, all compatible with adjoining uses. This District implements the *commercial/industrial* and *industrial* future land use classifications of the GROWTH PLAN.
2. **Authorized Uses.** Table 3.5 lists the authorized uses in the I-O District.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
  - a. Non-residential intensity shall not exceed a floor area ratio (FAR) of 0.75;
  - b. Minimum lot size shall be one acre, except where a continuous commercial center is subdivided;
  - c. Maximum building size shall be 250,000 square feet, unless a conditional use permit is issued.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.**
  - a. **Retail Sale Area.** Areas devoted to retail sales shall not exceed: ten percent (10%) of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.
  - b. **Loading Docks.** Loading docks shall be located only in the side or rear yards.
  - c. **Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials.** No person shall occupy, maintain or allow any use in an I-O District without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards & conditions.
    - (1) **Vibration:** Except during construction or as authorized by the City, activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel, shall not be permitted.
    - (2) **Noise:** The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 db at any point on the property line.
    - (3) **Glare:** lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.
    - (4) **Solid and Liquid Waste:** All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor(s). Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.
    - (5) **Hazardous Materials:** Information and materials to be used or located on the site whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.
    - (6) **Outdoor Storage and Display.** Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in Chapter Four.

I-O Summary	
Primary Uses	Light manufacturing, office, commercial services
Max. Intensity	0.75 FAR
Max. Bldg. Size	250,000 sq. ft.

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks <sup>(1)</sup> (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front <sup>(8)</sup> (ft.)	Side (ft.)	Rear <sup>(8)</sup> (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H

Non-Residential Zoning Districts									
I-O	1 Acre	100	N/A	15/25	15/15	25/25	N/A	0.75	40 <sup>(6)</sup>

**GENERAL NOTE:** See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.  
Some properties might also be subject to additional restrictions and/or overlay zones.

- FOOTNOTES:**
1. Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.
  2. Minimum street frontage on cul-de-sac is 30 feet.
  3. RSF-R through RMF-5, the FAR (Floor Area Ratio) applies only to non-residential uses; RMF-8 through RMF-24, the FAR applies to multi-family and non-residential uses.
  4. Maximum height is 40 feet if adjacent to any residential zoning district.
  5. 10/5 foot setback if abutting a residential zone or use.
  6. Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet.
  7. Setbacks may be reduced to zero feet (0') by the Director if located within the downtown area.
  8. The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.
  9. Maximum building height may be increased up to 65 feet if the building setbacks (front, side and rear) are at least 1.5 times the overall height of the building. A minimum of 50 percent of the resulting front yard setback area must be landscaped per Code requirements.
  10. A minimum side yard setback of six feet (6') will be required where perimeter side yard landscaping is required.