



BLOOMINGTON CITY CODE

DISCLAIMER

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Part II. Code

Chapter 19 ZONING

Article III. ZONING DISTRICT MAP, ZONING DISTRICTS AND DISTRICT USES

Amended by Ord. No. 2002-3, 2-19-2002

SEC. 19.33.01. INDUSTRIAL PARK (IP) DISTRICT.

(a) **Intent.** The Industrial Park IP District is intended to provide area within the City for low intensity office, warehousing, wholesaling, manufacturing and other industrial uses. The uses allowed in the Industrial Park District are limited to exclude the more intensive industrial uses, those industrial uses which require significant outside storage and those business uses which are not necessary to or complementary to the intent of this district. The performance standards for this district reflect the intended development character.

(b) **Permitted Principal Uses.**

- (1) Offices and office buildings.
- (2) Manufacturing.
- (3) Research laboratories.
- (4) Warehousing.
- (5) Wholesale businesses.
- (6) Public uses.
- (7) Public utility uses.
- (8) Sexually-oriented businesses, subject to Article VIII of this Code.

(c) **Provisional Uses.** The following uses shall be permitted in the IP Zoning District when they meet the following stated criteria.

- (1) The following accessory uses when customarily incidental to and clearly subordinate to the permitted principal use:
 - (i) Retail sales of products manufactured on the premises where the retail floor area does not exceed the lesser figure of either 2,000 square feet or 10 percent of the gross floor area of the building in which the sales area is located.
 - (ii) Coffee shops and cafeterias.
 - (iii) Open outside storage shall be limited to an area not larger than fifty (50) percent of the ground coverage of the principal building and shall be located to the rear or side of the building which does not abut a public street.
 - (iv) Licensed day care facilities which have been approved by the City of Bloomington in buildings primarily occupied by business and professional offices and manufacturing uses. No exterior signage shall be allowed.
- (2) Reserved.
- (3) Railroad spurs when serving an individual industrial property.

(d) Conditional Uses.

- (1) Parking as a principal use.
 - (2) Agricultural uses less than 80,000 square feet in area or on a parcel or lot less than 80,000 square feet in area.
 - (3) Reserved.
 - (4) Railroad lines.
 - (5) Motor freight terminals.
 - (6) Athletic training facilities and dance studios, but not including commercial recreation, and athletic and social clubs.
 - (7) Reserved.
- (8) Towers. For related provisions see Sections 15.14, 19.63.05 and 21.301.10 of this Code.
- (9) Private schools.

(e) Interim Uses.

- (1) Solid waste weigh stations.
- (2) Golf driving ranges provided that each permit shall be limited to no more than a two-year period, any building(s) shall be temporary and portable in nature and shall be on-site only during the golf season, retail sales shall be limited to those minor items intended for on-site use and on-site parking shall be provided at the rate of two spaces for each tee position.
- (3) Short Term Retail Sales. Retail sales within a completely enclosed building, limited to one event of not more than four days on any individual property in any calendar year.

(f) Maximum Floor Area Ratio.

The maximum floor area ratio within the IP District shall be one-half (0.5) square foot of floor area for each one (1.0) square foot of lot area.

(g) Dimension Requirements.

Minimum lot area:	120,000 square feet
Minimum lot width:	200 feet
Minimum setback, front:	60 feet
Minimum setback, side:	60 feet
Minimum setback, rear:	25 feet
Minimum setback, side or rear adjoining a public right-of-way:	60 feet
Minimum floor area principal building:	20,000 square feet
Maximum structure height (excluding towers):	As regulated by Section 21.301.10 of this Code.
Maximum structure lot coverage:	30 percent
Maximum structure floor area ratio:	.5 FAR

(h) Reserved.

(i) Off-street Parking. Off-street parking for the IP District must be provided in accordance with the requirements of Section 21.301.06 and Section 19.52 of this Code and with the following additional design standards:

- (1) A 40-foot deep landscaped yard shall be provided between all off-street parking areas and any property line abutting a public right-of-way.

- (2) Reserved.
- (3) Off-street parking areas shall have minimum setbacks of five (5) feet from all internal side and rear property lines notwithstanding other applicable sections of the Code except where common parking and driveways are approved by the Issuing Authority and such agreements are filed for public record.
- (4) The number of on-site parking spaces required either to meet the minimum parking requirements of this Code or as required by the Issuing Authority shall not be reduced by on-site snow storage.

(j) **Special Provisions.**

- (1) Reserved.
- (2) Extraordinary setbacks from residential zoning districts are required as follows:
 - (i) When an IP District faces a residential district across a street or is adjacent to a residential district along a side or rear lot line, the setback from that residential district shall be no less than 100 feet from the intervening property line(s).
 - (ii) When a residential district boundary line parallel to a street divides a lot which is in an IP District, as an alternative to the previous paragraph, the building permitted in the IP District may be located at either the district boundary or 100 feet from the lot line of the adjacent parcel, whichever provides the larger setback.
- (3) Structure lot coverage may be increased to a maximum of forty (40) percent of lot area on the basis of a one (1) percent increase in lot coverage for each 40,000 square feet of lot area in excess of 400,000 square feet.
- (4) A parking structure or the portion of a structure used for off-street parking shall not be counted as building floor area or structure coverage for the purpose of calculating minimum building floor area, building floor area ratio or percentage of lot coverage by structure.
- (5) Loading docks and freight handling areas shall not be on a street frontage or in a front yard. All freight handling facilities, whether by railroad or truck, shall be on those sides of buildings which do not face onto any street or proposed street. Such facilities shall be screened from public view from street rights-of-way and adjacent residential uses by solid screening as may be required by the Issuing Authority, up to 15 feet in height. Spur railroad lines and rail freight handling facilities shall not be required to be screened from adjacent residential uses. Building wing walls used as required screening shall not extend into the required building setbacks.
- (6) Exterior Materials. The exterior materials and finish of all buildings erected on lands within Industrial Park IP Zoning Districts shall be in conformance with the applicable requirements of Section 19.63.08 of this Code.
- (7) Along any street bordering on a residential zone, there may be no driveway access from such street into adjacent industrial sites unless access is otherwise impracticable. All access to industrial sites shall be from streets within the industrial park where practicable.
- (8) Accessory antennas in any form may exceed 60 feet in height above grade providing the requirements of Section 15.14 of this Code are met.
- (9) Public utility uses may be exempted from the performance standards of Section 19.33.01(g) of this Code.

(k) **Sign Regulations.** Refer to Article X of this Chapter.

(Added by Ord. No. 89-17, 3-27-89; Ord. No. 90-42, 9-10-90; Ord. No. 92-13, 3-2-92; Ord. No. 92-41, 8-17-92; Ord. No. 96-25, 7-1-96; Ord. No. 96-40, 8-19-96; Ord. No. 97-36, 8-18-97; Ord. No. 2000-22, 10-2-2000; Ord. No. 2004-07, 5-3-2004; Ord. No. 2005-05, 7-18-2005; Ord. No.

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No. 2002-38, 12-2-2002; Ord. No. 2004-21, 5-3-2004; Ord. No. 2005-25, 1-18-2005; Ord. No. 2005-40, 9-12-2005; Ord. No. 2006-54, 12-18-2006; Ord. No. 2009-34, 11-2-2009; Ord. No. 2010-28, 11-1-2010; Ord. No. 2010-29, 11-1-2010)

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