

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