

Sec. 18-95.25. - Applicability and purpose.

- A. The purpose of the CMP Industrial Park Zone is to provide a protective zone for a park-like development of industry that is based on the performance of an industry as well as on the type of industry. This zone is intended to be located in areas which are not feasible for light of heavy industrial developments because of proximity to residential uses or other conditions. The regulations of this zone are intended to encourage development compatible with surrounding or abutting residential districts, with suitable open spaces, landscaping, and parking areas. To these ends, development is limited to a low concentration; external effects are limited; and permitted uses are confined to those administrative, research, and manufacturing activities which can be carried on in an unobtrusive manner, and to certain facilities which are necessary to serve the employees of the district.
- B. These regulations have been established so as to provide a healthful operating environment for industry, while preventing detrimental effects to the use or development of adjacent properties or the general neighborhood; to protect industries within the district from the adverse effect of other incompatible industries, and at the same time to reduce to a minimum the impact of industries on surrounding nonindustrial land uses; and to protect the health, safety, and welfare of the residents or workers in the area.

(Ord. of 4-27-15, § 1)

Editor's note— An ordinance of April 27, 2015, renumbered § 18-95.1 as § 18-95.25.

Sec. 18-96. - Permitted uses.

Any of the following uses, to be conducted wholly within a completely enclosed building, except off-street parking and loading, shall be permitted uses in the CMP zone, provided such uses meet performance standards set forth hereinafter:

- A. Professional, executive, and administrative offices.
- B. Research, experimental, or testing laboratories.
- C. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, and crystal holders.
- D. Other assembly, limited manufacturing or other uses which fulfill the conditions and standards of this article, when located and arranged according to a plan providing for aesthetic and other conditions in harmony with the neighborhood and approved by the Town Council after receiving report and recommendation thereon from the planning commission.
- E. Uses customarily incident to any of the uses listed in subsections A through D of this section when located on the same lot, provided that such uses, operations, or products are not objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.
- F. Accessory buildings when located on the same lot.
- G. A residence related to the use allowed in this zone, such as janitor or night watchman. Any such residence shall meet the requirements of the RM-2 or this zone, whichever are more restrictive.
- H. Facilities operated by and within an industrial establishment within the zone primarily for its own employees, such as snack bars or cafeterias, or employees' recreational facilities, provided they meet the criteria set forth in section 18-72 A.2b.

(Code 1969, § 18-96; Ord. of 2-1971)

Sec. 18-97. - Conditional uses.

There are no conditional uses in the CMP zone.

(Code 1969, § 18-97)

Sec. 18-98. - Area requirements.

The following area requirements apply in the CMP zone:

- A. Any tract of land zoned CMP (industrial park) shall have a minimum area of 50 acres except that a tract with an area of not less than ten acres shall be permitted where such tract adjoins and has a common boundary with a CMP zone. Within any CMP zoned area, each main building erected, together with its accessory buildings, shall be located on a lot having an area of at least two acres, with the exception of public utility buildings and structures necessary for public convenience and service, which may be located on a lot having an area of one acre, subject to the approval of the Town Council upon consideration of the necessity of the exception; and provided that the lot is of sufficient size that all provisions of this article may be fulfilled.
- B. Required yards and landscaped areas. No principal or accessory building shall be located:
 1. Less than 50 feet from the front, rear, or side lot line.
 2. Less than 100 feet from the boundary of any residential zone.
 3. Less than the following minimum distances from the street right-of-way line or proposed street right-of-way of the following types of streets or highways as designated by proper governmental authority:

Freeway or express highway	100 feet
Other primary highways	75 feet
Connecting or secondary (arterial) highway	75 feet
From a local street within the industrial park zone	50 feet

No parking area shall be located:

- (a) Less than 50 feet from a lot line fronting on a public street.
- (b) Less than 15 feet from any side or rear lot line; provided that the Town Council may waive this requirement.
- (c) Less than 50 feet from any residential zone.

C. Landscaping.

1. The required yards set forth in subsection B of this section shall be landscaped in accordance with a plan approved by the Town Council after receiving report and recommendation of the planning commission as set forth in section 18-116.
2. Landscaping shall mean the planting of grass, shrubs, trees, and other comparable ground cover, as well as the provision of ornamental masonry walls where required. To protect the abutting contiguous uses, a protective

strip of land bordering the external boundaries and along any frontage on public rights-of-way and devoted to the planting, cultivation, growing, and maintenance of sight-obscuring trees, shrubs, and plant life shall be established and maintained. The maintenance guarantee of such protective strips and the planned landscaping of the site may be bonded to the Town in a reasonable amount if required by the Town Council.

- D. Planting screens. All planting screens or walls required in section 18-101 shall be located abutting parking areas rather than on the periphery of the lot.
- E. Frontage. Each lot shall have a minimum frontage of 150 feet on a street or private way; provided, however, that the Town Council may approve a lesser frontage to a minimum of 100 feet for lots located on culs-de-sac or on street curves or having other extraordinary characteristics.
- F. Lot coverage. Not more than 25 percent of the area may be covered by buildings, including accessory buildings.
- G. Spacing between buildings. No building other than an accessory building shall be located closer than 50 feet to any other building.

(Code 1969, § 18-98; Ord. of 3-20-1972)

Sec. 18-99. - Height limit.

The maximum height for any structure in the CMP zone shall be 45 feet, except that accessory structures may be of a greater height, provided such greater height is approved by the Town Council after obtaining a report and recommendation from the planning commission.

(Code 1969, § 18-99)