# Article XIX-B.
# IP-M(1) Industrial Park District Regulations

**Sec. 1. Use regulations.**

In the IP-M(1) Industrial Park District, no land shall be used and no building shall be erected for or converted to any use, other than the following, which are intended to allow a reasonable mixture of certain industrial, commercial, and office uses in the orderly development of an industrial park:

(a) *Industrial uses.*

(1) Antenna, accessory, subject to the supplemental regulations of article XXII-E.

(2) Antenna, commercial, subject to the supplemental regulations of article XXII-E.

(3) Antenna, freestanding, subject to the supplemental regulations of article XXII-E.

(4) Antenna, mounted, subject to the supplemental regulations of article XXII-E.

(5) Contracting operation.

(6) Distribution center.

(7) Manufacturing facility.

(8) Manufacturing facility, high-tech.

(9) Print shop, minor.

(10) Print shop, major.

(11) Research laboratories and facilities.

(12) Technical training school.

(13) Warehouse.

(14) Wholesale establishment.

(15) Reserved.

(b) *Commercial uses.*

(1) Barber or beauty salon.

(2) Book, card, or stationery store.

(3) Camera and photographic supply shop.

(4) Catering service.

(5) Convenience store with a maximum area of 2,500 square feet.

(6) Drugstore or pharmacy with a maximum area of 1,000 square feet.

(7) Florist.

(8) Hardware store.

(9) Health club.

(10) Incidental retail, restaurant, or personal service activities in an office or industrial building, subject to the supplemental regulations of article XXII-E.

(11) Laundry pick-up station.

(12) Mailing service.

(13) Office furniture, equipment, and supply store.

(14) Parking lot or garage, commercial off-street.

(15) Print shop, minor.

(16) Print shop, major.

(17) Retail activities in conjunction with a wholesale activity, subject to the supplemental regulations of article XXII-E.

(c) *Office uses:*

(1) Bank or financial institution.

(2) Office.

(3) Radio, recording, or television studio.

(4) Radio or television station.

(d) *Other uses.*

(1) Church.

(2) Construction field office.

(3) Fraternal organization.

(4) Parking lot, accessory.

(5) Public building.

(6) School, parochial, when located on the same lot as the church of the sponsoring religious agency.

(Ord. No. 839-A, § 1, 4-9-73; Ord. No. 874-A, § 3, 9-17-73; Ord. No. 989-A, § 1, 12-30-75; Ord. No. 2715-A, § 5, 2-13-89; Ord. No. 3009-A, § 1E, 2-13-95; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3730, § 21, 11-10-08)

**Sec. 2. Building materials.**

*Type of materials.* All buildings shall be of masonry construction. A maximum of 15 percent of the building facade area may be constructed of noncombustible construction other than masonry construction including factory certified installation of commercial grade Class PB Exterior Insulation and Finish System (EIFS). Said EIFS materials must be installed above a height of eight feet and in no case shall EIFS be installed, even as a recladding material, below a height of eight feet. In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20 percent of the facade per elevation shall be constructed of noncombustible construction.

(Ord. No. 839-A, § 2, 4-9-73; Ord. No. 3172-A, § 2, 4-13-98; Ord. No. 3377-A, § 1, 1-14-02)

**Sec. 3. Height regulations.**

(a) Where all or a portion of a lot or tract is within 300 feet of a residential, duplex, or apartment zoning district, including street and alley rights-of-way:

(1) Building height shall be limited to one story, not to exceed 25 feet in height, for a building located within 150 feet of a residential, duplex, or apartment zoning district.

(2) Building height shall be limited to two stories, not to exceed 25 feet in height for the first story and 15 feet in height for the second story, for a building located between 150 feet and 300 feet from a residential, duplex, or apartment zoning district.

(3) Building height shall be limited to 50 feet, not to exceed 25 feet in height for the first story and 15 feet in height for each additional story, for a building located more than 300 feet from a residential, duplex, or apartment zoning district, provided, however, that one foot of additional building height shall be permitted for each two feet of additional setback provided.

(b) Where no portion of a lot or tract is within 300 feet of a residential, duplex, or apartment zoning district, including street and alley rights-of-way, building height shall be limited to 75 feet at the setback line, not to exceed 25 feet for the first story and 15 feet for each additional story, provided, however, that two feet of additional building height shall be permitted for each one foot of setback provided.

(Ord. No. 839-A, § 3, 4-9-73; Ord. No. 916-A, § 7, 8-19-74; Ord. No. 2418-A, § 7, 4-16-84; Ord. No. 3172, § 6, 4-13-98; Ord. No. 3377-A, § 1, 1-14-02)

**Sec. 4. Area regulations.**

(a) *Minimum area.* IP-M(1) zoning shall not be authorized for tracts of land less than 40 acres.

(b) *Front setback.*

(1) There shall be a front setback having a minimum depth of 30 feet with no parking or 40 feet with parking permitted.

(2) On corner lots or where lots have double frontage, running through from one street to another, the required front setback shall be provided on both streets.

(c) *Side setback.*

(1) There shall be a side setback on both sides of the lot of not less than ten feet in width except that the side setback on a corner lot adjacent to a street shall be not less than 30 feet with no parking or 40 feet with parking permitted.

(2) Where the side of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply.

(d) *Rear setback.* No minimum rear setback shall be required except where the rear of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply.

(e) *Floor area ratio.* No building shall be constructed, erected or altered in such a manner so as to exceed a maximum floor area ratio of 0.75:1 on any lot, tract or parcel of land zoned IP-M(1).

(Ord. No. 839-A, § 4, 4-9-73; Ord. No. 916-A, § 7, 8-19-74; Ord. No. 2376-A, § 3(5), 10-17-83; Ord. No. 2418-A, § 7, 4-16-84; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3598, § 8, 3-26-07)

**Sec. 5. Master transportation plan approval.**

(a) Prior to the issuance of any building permit, there shall be submitted to the city plan commission for its recommendation and the city council for their approval, a master transportation plan for the entire tract, drawn to an acceptable scale and with adequate copies. The scale and number of copies shall be that deemed necessary by the director of public works, city engineer, or other designated city official.

(b) The master transportation plan shall show but not be limited to the size and location of all major streets within the district.

(c) All revisions to the master transportation plan must be submitted to the city plan commission for its recommendation and the city council for their approval, and all site plans must be in compliance with the approved master transportation plan.

(d) The master transportation plan must be compatible with the City of Richardson Master Street Plan.

(e) The requirement for the master transportation plan is waived if a detailed site plan is submitted to the city plan commission for the entire tract of land in the district.

(Ord. No. 839-A, § 5, 4-9-73)

**Sec. 6. Reserved.**

***Editor's note:*** *Ord. No. 3598, § 15, adopted March 26, 2007, repealed § 6, which pertained to site plan approval and derived from Ord. No. 839-A, § 6, adopted April 9, 1973; Ord. No. 2816-A, § 25, adopted Jan. 14, 1991; and Ord. No. 2872-A, § 6, adopted Feb. 25, 1992.*

**Sec. 7. Reserved.**

***Editor's note:*** *Ord. No. 3598, § 15, adopted March 26, 2007, repealed § 7, which pertained to landscaping plan approval and derived from Ord. No. 839-A, § 7, adopted April 9, 1973; Ord. No. 2418-A, § 9a, adopted April 16, 1984; Ord. No. 2816-A, § 25, adopted Jan. 14, 1991; and Ord. No. 2872-A, § 8, adopted Feb. 25, 1992.*

**Sec. 8. Reserved.**

***Editor's note:*** *Ord. No. 3598, § 17, adopted March 26, 2007, repealed § 8, which pertained to refuse and waste storage and derived from Ord. No. 839-A, § 8, adopted April 9, 1973.*

**Sec. 9. Outside storage and display of goods, wares or merchandise.**

(a) The outside storage and display of goods, wares and merchandise is prohibited, except as specifically authorized herein:

(1) The above prohibition shall not be construed to prohibit the storage and display of merchandise normally placed on gasoline service station pump islands, when placed on such islands.

(2) The above prohibition shall not be construed to prohibit the storage and display of rental trailers, providing such are properly screened or to newspaper racks.

(3) The above prohibition shall not be construed to prohibit the display or storage of motor and recreational vehicles, marine equipment, agricultural implements, or heavy machinery which are offered for sale, providing such storage shall not be permitted between a frontage street and the building line.

(4) The above prohibition shall not be construed to prohibit the normal outside storage associated with category I uses, providing such storage is kept orderly, sightly, and screened when required.

(Ord. No. 839-A, § 9, 4-9-73)

**Sec. 10. Standards.**

(a) The following ordinances or amendments thereto, or replacements thereof, shall apply to this district:

(1) Chapter 21, Subdivision and Development, of the Code of Ordinances shall apply.

(2) Ordinance No. 474-A [article XXII-B hereof] requirements for the I-M(1) District shall be applicable until such time as specific requirements for the IP-M(1) District are defined.

(Ord. No. 839-A, § 10, 4-9-73; Ord. No. 3598, § 17, 3-26-07)

**Sec. 11. Sign regulations.**

(a) The sign regulations for industrial districts shall apply unless:

(1) The sign regulations contain specific regulations for the IP-M(1) District.

(2) Specific sign regulations are granted in the conditions for special permit uses.

(Ord. No. 839-A, § 11, 4-9-73)

***End of Article XIX-B***