

CITY OF DOVER PROPOSED ORDINANCE #2019-15

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Appendix B - Zoning, Article 3 - District Regulations, Section 20A - Industrial Park Manufacturing Zone - Technology Center (IPM2) of the Dover Code, be amended by inserting the text indicated in bold, blue, italics and deleting the text indicated in red strikethrough as follows:

Section 20A. - Industrial park manufacturing zone - *Business and Technology Center (IPM2).*

20A.1 *Uses permitted.* No building or premises shall be used and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following, and in accordance with performance standards procedure as set forth in article 5, section 8, and subject to site development plan approval as set forth in article 10, section 2:

20A.11 Manufacturing, assembling, converting, altering, finishing, cleaning, cooking, baking or any other type of manufacturing, industrial, or technological processing of any goods, materials, products, instruments, appliances, biotechnology, and devices, provided that the fuel used shall be oil, gas or electricity; together with incidental clinics, cafeterias and recreational facilities for the exclusive use of employees of the concern engaged in such undertaking.

20A.12 Research, design, testing and development laboratories.

20A.13 Offices ~~for~~ **and** corporate support operations for **business and professional services, data management**, financial services, insurance, and health care industries.

20A.14 Agricultural or farm uses as defined and permitted in article 3, section 1.11.

20A.15 Production of electricity provided that the power source used shall be gas, oil, solar or wind.

20A.16 Warehousing, transshipment and distribution, and logistics support.

20A.2 *Uses prohibited.* The following uses are specifically prohibited:

20A.21 Residences, except those existing at the time of adoption of this amendment.

20A.22 Manufacturing uses involving primary production of the following products from raw materials: Asphalt, cement, charcoal, and fuel briquettes; chemicals: aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, and carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates (manufactured and natural) of an explosive nature, potash, and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric, and sulphuric acids; coal, coke, and tar products, including gas manufacturing; explosives, fertilizers, glue, and size (animal); linoleum and oil cloth; matches;

- 36 paint, varnishes, and turpentine; rubber (natural or synthetic); ~~and~~ soaps,
37 including fat rendering.
- 38 20A.23 Storage ~~and warehousing~~, except that which is incidental to the primary use on
39 the lot.
- 40 20A.24 The following processes: nitrating of cotton or other materials; magnesium
41 foundry; reduction, refining, smelting, and alloying of metal or metal ores;
42 refining secondary aluminum; refining petroleum products, such as gasoline,
43 kerosene, naphtha, ~~and~~ lubricating oil; distillation of wood or bones; ~~and~~
44 reduction and processing of wood pulp and fiber, including papermill
45 operations.
- 46 20A.25 Operations involving stock yards, slaughter houses, and slag piles.
- 47 20A.26 Storage of explosives, ~~and~~ bulk or wholesale storage of gasoline above ~~the~~
48 ground.
- 49 20A.27 Dumps.
- 50 20A.28 Quarries, stone crushers, screening plants, and storage of quarry screenings,
51 accessory to such uses.
- 52 20A.29 Junkyards, automobile dismantling plants or storage of used parts of
53 automobiles or other machines or vehicles or of dismantled or junked
54 automobiles.
- 55 20A.63 *Site development plan approval.* Site development plan approval, in accordance with
56 article 10, section 2 hereof, shall be required for either conventional individual lot
57 development or planned industrial park development of land zoned IPM prior to the
58 issuance of building permits for the erection or enlargement of all structures and prior to
59 the issuance of certificates of occupancy for any change of use.
- 60 20A.74 *Performance standards.* All uses are subject to performance standards as set forth in article
61 5, section 8.1.

62 (Ord. of 8-23-1999; Ord. No. 2009-18, 10-12-2009)

63 **BE IT FURTHER ORDAINED:**

64 That Appendix B - Zoning, Article 4 - Zoning Bulk and Parking Regulations, Section 4.16 - M, IPM
65 zones of the Dover Code, be amended by inserting the text indicated in bold, blue, italics and
66 deleting the text indicated in red strikeout as follows:

67 Section 4.16. - M, IPM zones.

68 Bulk and parking regulations for industrial zones in M and IPM zones are as follows:

For All Permitted Uses	M	IPM (Conventional Planned)	IPM (Planned Industrial Park)	IPM2 (Business and Technology Center)	IPM3 (Aviation and Aeronautics Center)
Lot area	½ acre	2½ acres	2½ acres average; 60,000 sq. ft. minimum	10 acres	1 acre
Lot width (ft.)	100	200	150	100	100
Lot depth (ft.)	150	300	250	100	100
Front yard (ft.)	40	60	60	60	40
Side yard (ft.)	20	40	40	40	20
Rear yard (ft.)	20	40	40	40	20
Side or rear yard which adjoins a residential zone (ft.)	50	100	100	100	50
Off-street parking space:					
Per 800 sq. ft. of floor area	1	1	1	1	1
Per employee, per largest working shift (if greater than the requirement under the floor area calculation)	1	1	1½	1	1
Maximum permitted:					
Building height					
Stories	2	Not limit	2	Not limit	Not limit
Feet	35	Equal to distance to nearest lot line	35	Equal to distance to nearest lot line	75*
Floor area ratio	0.5	0.5	0.5	0.5	0.5
Lot coverage	85%	75%	65%	65%	85%

* Building height shall comply with all applicable Federal Aviation Administration, Department of Defense, and Unified Facilities Criteria height restrictions and obstruction marking and lighting standards.

(Ord. of 3-24-1986; Ord. of 7-12-1993, § 1; Ord. of 8-23-1999; Ord. No. 2009-18, 10-12-2009; Ord. No. [2018-06](#), 8-27-2018)

BE IT FURTHER ORDAINED:

That Appendix B - Zoning, Article 12 - Definitions of the Dover Code be amended by inserting the following definitions in their correct alphabetical order:

Logistics: The process of planning, implementing and controlling the procurement, management and inventory control of materials, semi-finished goods, and finished products to meet business requirements.

Warehouse: A building where goods or wares are held in storage for sale or distribution later.

Warehousing: The act of storing goods and materials that will be sold or distributed later; the keeping of business inventories for future use, but not where sales are made primarily to retail customers. Warehousing excludes places designed and operated where individual units are rented out for the purpose of storing personal belongings, as in self-storage or mini-storage facilities.

ADOPTED: *

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SYNOPSIS

These amendments are intended to allow a broader range of potential uses in the IPM2 zone while retaining the emphasis on technology versus general manufacturing uses.

(SPONSORS: HUGG AND HARE)

Actions History

09/09/2019 - Scheduled for Public Hearing/Final Reading - City Council

08/19/2019 - Public Hearing - Planning Commission

06/24/2019 - First Reading - City Council

06/11/2019 - Introduction - Council Committee of the Whole/Legislative, Finance, and Administration Committee