

CITY OF DOVER ORDINANCE #2009-18, WITH PR&CE AMENDMENT #1

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), be amended to read as follows:

Section 20A. Industrial park manufacturing zone--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 corporate support operations for 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.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; paint, varnishes, and turpentine; rubber (natural or synthetic); [and] soaps, including fat rendering.

20A.23 Storage and warehousing, except that which is incidental to the primary use on the lot.

20A.24 The following processes: nitrating of cotton or other materials; magnesium foundry; reduction, refining, smelting, and alloying of metal or metal ores; refining secondary aluminum; refining petroleum products, such as gasoline, kerosene, naphtha, [and] lubricating oil; distillation of wood or bones; [and] reduction and processing of wood pulp and fiber, including papermill operations.

20A.25 Operations involving stock yards, slaughter houses, and slag piles.

20A.26 Storage of explosives, [and] bulk or wholesale storage of gasoline above [the] ground.

20A.27 Dumps.

20A.28 Quarries, stone crushers, screening plants, and storage of quarry screenings, accessory to such uses.

20A.29 Junkyards, automobile dismantling plants or storage of used parts of automobiles or other machines or vehicles or of dismantled or junked automobiles.

20A.6 *Site development plan approval.* Site development plan approval, in accordance with article 10, section 2 hereof, shall be required for either conventional individual lot development or planned industrial park development of land zoned IPM prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

20A.7 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.

BE IT FURTHER ORDAINED:

That Appendix B - Zoning, Article 4 - Zoning Bulk and Park Regulations, Section 4.16 - M. IPM Zones, be amended to read as follows:

Section 4.16. M, IPM zones.

Bulk and parking regulations for industrial zones in M and IPM [districts are as follows]:

TABLE INSET:

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

ADOPTED: OCTOBER 12, 2009

SYNOPSIS

The ordinance would add electric power generation as a permitted use within the IPM-2 zone and amend the minimum lot size in the IPM-2 zoning district from 50 acres to 10 acres.

Actions History

September 21, 2009 - Considered by Planning Commission

August 24, 2009 - First Reading

August 10, 2009 - Introduced at Parks, Recreation, and Community Enhancement