

CITY OF DOVER 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 to read 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 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; paint, varnishes, and turpentine; rubber (natural or synthetic); and soaps, including fat rendering.

- 20A.23 Storage, 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. 3 *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. 4 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.

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

BE IT FURTHER ORDAINED:

That Appendix B - Zoning, Article 4 - Zoning Bulk and Parking Regulations, Section 4.16 - M, IPM zones of the Dover Code, be amended to read as follows:

Section 4.16. - M, IPM zones.

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: SEPTEMBER 9, 2019

S:\ORDINANCES\2019\DRAFT\ORDINANCE #2019-15-15 APPDX B - ZONING - ART 3 - DIST REGS - ART 4 - ZNG BULK AND PKING REGS AND ART 12 - DEFINITIONS IPM2 ZONE\ORDINANCE #2019-15 -APX B - ART 3 - ART 4 - ART 12 - ADOPTED 09-09-2019.wpd

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 - 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