

**Section 1100: Purpose**

The IRO (Industrial Research Office) Districts are designed to provide for uses which are of an office or research type or industrial uses which have limited impact outside of the industrial building. The district is designed for areas which are not adjacent to lands indicated as single-family residential on the City's Master Plan or which are separated from such lands by other land uses or by a natural or man made open area. The district is intended to encourage uses which have a high value per acre of land that will supplement the City's tax base. Certain businesses are permitted within office buildings as secondary uses.

**Section 1110: Principal Uses Permitted**

In an IRO District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Ordinance:

1. Any use charged with the principal function of basic research, design and pilot or experimental product development.
2. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.
3. Data Processing and computer centers, including service and maintenance of electronic data processing equipment and software development.
4. Banks, credit unions, and savings and loan associations.
5. Hospitals, clinics and medical offices; medical laboratories.
6. Municipal buildings and uses.
7. Health salons/fitness centers.
8. Conference centers.
9. Commercial art studios.
10. Other uses similar to the above.
11. Accessory structures and uses customarily incident to the above permitted uses.

**Section 1120: Uses Permitted Subject to Special Conditions**

1. Community cable television operations including necessary head-end equipment, studios and business offices that have been awarded a franchise by the City to supply public cable television services throughout the entire City. Such use may include one tower for the use of the franchise. Such tower shall have a setback which is at least equal to the height of the tower including antenna.
2. Any of the following uses when conducted wholly within a completely enclosed building located at least five hundred (500) feet from a residential district and subject to Planning Commission review and approval. The Planning Commission may impose more stringent setback and screening requirements than those otherwise required by this Ordinance.
  - a. The manufacturing, compounding, processing, packaging or treatment of such products as: bakery goods, candy, cosmetics, food products, pharmaceuticals, seeds, and toiletries.
  - b. The manufacture, compounding assembling, or treatment of articles or merchandise from the following previously prepared materials; bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semiprecious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns.
  - c. Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other similar molded rubber products.
  - d. Manufacture or assembly of electrical appliances, electronic instruments and devices.
  - e. Manufacture and repair of electronic or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
  - f. The manufacture of pottery and figurines or other similar ceramic products using previously pulverized clay and kilns fired only by electricity or gas.
  - g. The manufacture of dental, surgical and optical goods.
  - h. Laboratories - research, experimental, film and testing.
  - i. Pattern-making, printing, engraving, and bookbinding shops.
3. The following service and retail uses shall be permitted as secondary uses to the principal permitted office uses included in Paragraph 2 items a. through i. of this Section:

- a. Restaurants or other places serving food or beverage, but not including drive-in/fast food, or drive through restaurants.
  - b. Theaters, bowling alleys, and billiard halls.
  - c. Personal service establishments, such as but not limited to: repair shops, (watches, radio, television, shoe, etc) tailor shops, beauty parlors or barber shops, laundries or dry cleaners, printing or photographic reproduction.
  - d. Child care centers.
4. The principal uses permitted subject to special conditions in this Section, paragraph 3 shall be subject to the following conditions:
- a. Such uses shall not be permitted in a single story building or in a building separate from a permitted principal use.
  - b. The total area devoted such uses in any one building shall not exceed twenty-five  
five  
(25) percent of the total floor area of the building.
  - c. All uses shall have customer entrances from the interior of the principal building in which they are located.
  - d. All secondary uses shall provide off-street parking spaces at a ratio of one (1) space for each two hundred (200) square feet of usable floor area, regardless of the provisions of ARTICLE 18, OFF-STREET PARKING AND LOADING REQUIREMENTS.

**Section 1130: Required Conditions**

1. The outdoor storage of goods or material shall be prohibited.
2. See Section 1675, Performance Standards.
3. See ARTICLE 16, GENERAL PROVISIONS and ARTICLE 15, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.