

ARTICLE 750
“IOP” INDUSTRIAL OFFICE PARK DISTRICT

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750.01 PURPOSE

It is the intent of the “IOP” Industrial Office Park District to provide for those activities associated with research and development uses as well as for office and industrial uses having minimal impact upon the surrounding environment in areas that are suitable for office and industrial development by reason of location and the availability of adequate utility and transportation systems.

750.02 PERMITTED PRINCIPAL USES

Principal uses shall be limited to the following:

- A. Business or Professional Office.
- B. Light Manufacturing: All manufacturing activities shall be conducted entirely within the building. Manufacturing activities shall be regulated as per the performance standards established in Article 1250.
- C. Mixed Uses.
- D. Public and Institutional Buildings.
- E. Research and Development Laboratories.

750.03 PERMITTED ACCESSORY USES

The following uses shall be permitted as accessory to a principal use:

- A. Assembly Hall.
- B. Buildings, Uses or Structures Customarily Incidental to a Principal Permitted Use.
- C. Child Day Care; when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building; see *Article 1700*.
- D. Detached Garage, Carport, Storage Building.
- E. Family Restaurant; when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.
- F. Financial Institutions; when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.
- G. Home Occupation; see *Article 1700*.
- H. Personal Services; when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.
- I. Private Recreational Facility.

- J. Private Swimming Pool.
- K. Professional Services; when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.
- L. Restaurant; when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.
- M. Retail Business; when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.
- N. Satellite Dish.
- O. Signs.
- P. Warehousing; when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 25% of the total floor area of the building.

750.04 SPECIAL PERMIT USES

The following uses shall be permitted as regulated by Article 1100 - Special Permit Uses:

- A. Attached Accessory Apartment Dwelling.
- B. Bed and Breakfast Establishment.
- C. Cemetery.
- D. Club.
- E. Commercial Entertainment; Excluding Sexually Oriented Businesses; see *Article 1700*.
- F. Commercial Greenhouse.
- G. Commercial Recreation or Sports Facility.
- H. Commercial Stable.
- I. Communication Towers; see *Article 1700*.
- J. Detached Accessory Apartment Dwelling.
- K. Duplex Family Dwelling.
- L. EDHO; see *Article 1700*.
- M. Educational Institutions.
- N. Golf Course.
- O. Helipad or Heliport; see *Article 1700*.
- P. Hotel/Motel.
- Q. Lease Community; see *Article 1700*.
- R. Medical Cannabis Grower. (Amended 09-30-21)
- S. Medical Cannabis Laboratory. (Amended 09-30-21)
- T. Medical Cannabis Processor. (Amended 09-30-21)
- U. Medical or Dental Clinic.

- V. Multi-Family Dwelling.
- W. Multi-Tenant Development.
- X. Non-Commercial Stable.
- Y. Nursing Home; see *Article 1700*.
- Z. Oil and Gas Operation, Exploration and Production; see *Article 1700*.
- AA. Public and Private Parks.
- BB. Public Utility Building.
- CC. Religious Places of Worship.
- DD. Single Family Dwelling; Class A and B; see *Article 1700*.
- BB. Townhouse.

750.05 DEVELOPMENT STANDARDS

A. Property Development Standards

The following development standards shall apply to properties located within the “IOP” Industrial/Office Park District.

“IOP” Industrial/Office Park District	
Minimum Lot Area	<ul style="list-style-type: none"> ▪ None for non-residential uses. ▪ 6,600 square feet for single family dwelling. ▪ 4,500 square feet per dwelling unit for duplex; 9,000 square feet total. ▪ 2,800 square feet per dwelling unit for townhouse; maximum 12 dwelling units per acre. 20% green space required, not including setbacks. ▪ 20% green space required, not including setbacks, for multi-family dwelling.
Minimum Lot Width at Building Setback Line	<ul style="list-style-type: none"> ▪ 60 feet for single family dwelling. ▪ 45 feet per dwelling unit for duplex; 90 feet total. ▪ 100 feet for non-residential uses.
Maximum Lot Coverage	<ul style="list-style-type: none"> ▪ 80% Impervious Surface Coverage
Maximum Height	<ul style="list-style-type: none"> ▪ There shall be no maximum height for uses within the IOP District. ▪ There shall be no maximum height for accessory structures. However, the height of an accessory structure shall not exceed the height of a legally conforming principal structure located on the same property as the accessory use unless approved by the Planning Commission.
Minimum Front Yard Setback	<ul style="list-style-type: none"> ▪ 30 Feet
Minimum Side Yard Setback	<ul style="list-style-type: none"> ▪ 20 Feet ▪ 10 Feet Accessory Use
Minimum Rear Yard Setback	<ul style="list-style-type: none"> ▪ 30 Feet Principal Use ▪ 10 Feet Accessory Use

B. Minimum Off-Street Parking and Loading Standards

Article 1200 shall regulate minimum off-street parking and loading standards.

C. Landscaping and Screening Requirements

Article 1300 shall regulate landscaping and screening requirements.

D. Signage

Article 1400 shall regulate signage.

E. Open Space

Open space shall be required as an integral part of the multi-family and lease community development. Open space shall not include any impervious surfaces.

In a multi-family development for multi-family dwellings and townhouses, twenty percent (20%) of the parcel, not including the required yard setbacks, shall be dedicated as open space as part of the multi-family development and shall be maintained by the developer/owner/homeowner's association and shall be accessible to all residents of the development.

In a lease community for single-family and duplex dwellings, ten percent (10%) of the parcel, not including the required yard setbacks, shall be dedicated as open space as part of the lease community development and shall be maintained by the developer/owner/homeowner's association and shall be accessible to all residents of the development. A lease community with ten (10) or less single-family or five or less duplex dwellings shall be exempt from the open space requirement.

F. Substantial Expansion

Substantial expansion of an existing building or structure may trigger the site plan review process as established in Section 1150.02

750.06 STORM DRAINAGE MANAGEMENT *(Amended 10-11-22)*

1. Private Property owners are responsible for storm drainage flowing through their property.
2. Putnam County does not maintain drainage utility easements (including culverts, concrete channels, retention walls, retention ponds, detention ponds, etc.) located on privately owned property.
3. Private drainage and erosion issues, as well as ground water issues (i.e., natural springs), are the responsibility of the private property owner (and/or any applicable homeowner's association or maintenance association). Putnam County is not responsible for ensuring proper drainage on privately owned property. In general, the easement holder (property owner) has the duty to maintain the easement. This includes public drainage utility easements located on private property.
4. Driveways, and their associated culverts, bridges, or other appurtenances, that cross public drainage systems (i.e., ditches or streams) are also the private property owner's responsibility.
5. Drainage directed from gutters, French drains, downspouts, swimming pools, retention walls, or other private systems to neighboring properties is a civil matter between the private property owners. Moreover, private property owners that place obstructions, or fail to maintain property within public drainage easements (i.e., structures, sheds, buildings, curbs, retaining walls) may be subject to civil action from adjacent property owners.

