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1125.00 "IPD" INDUSTRIAL PLANNED DEVELOPMENT DISTRICT  
(OR 96-6-61)

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1125.10 Purpose: The purpose of the Industrial Planned Development (IPD) District is to encourage industrial development by coordinating industrial activities, providing location and design flexibility, and ensuring suitably served sites (by both transportation and utility systems). An IPD District must also comply with the general provisions for Planned Developments contained in Chapter 1132.00 of this Ordinance.

1125.20 Principal Permitted Uses: No building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:

1125.21 Principal Uses: Principal Uses of the I-1 District as set forth in Chapter 1123.00 (Limited Industrial District), but excluding those uses prohibited by Section 1125.40 of this Chapter.

1125.30 Uses Requiring Specific Approval: An IPD may include the following uses, subject to obtaining specific approval by the Hamilton Planning Commission (see Chapter 1132 of this Ordinance for the general procedures, regulations, requirements and appeals process information applicable to Planned Developments). (REVISED OR2015-2-9)

1125.31 Principal Uses: Conditionally Permitted uses of the I-1 District (Chapter 1123.00 - Limited Industrial District) and Principal and Conditional Uses of the I-2 District (Chapter 1124.00 - Industrial District) but excluding those uses prohibited by Section 1125.40 of this Chapter. While the Permitted Uses of an IPD (as listed in Section 1125.20 of this Chapter) do not require the Specific Approval of the Planning Commission, the overall Planned Development Plan does require the Commission's approval.

1125.32 Principal Uses:

Alcohol and Drug Addiction Treatment Clinics & Facilities, Inpatient or Outpatient (OR2016-5-35)

Minimum Lot Size: Ten (10) Acres

Use Setbacks: 1. Setback five-hundred (500) feet from the boundaries of a parcel of real estate having situated on it a school, public library, public park, church, or religious institution.

2. Setback five-hundred (500) feet of any business that serves and/or sells Alcoholic beverages.

1125.40 Prohibited Uses: The following uses, which may normally be permitted or conditionally permitted in lower (Agricultural, Residential, Business or Industrial Districts), shall be prohibited in all Industrial Planned Developments:

- 1125.41 Residential Uses
- 1125.42 Adult Businesses (OR 96-12-134)
- 1125.43 Institutional Uses
- 1125.44 Church/Places of Worship
- 1125.45 Canneries, and Meat Packing/Processing Plants
- 1125.46 Stockyards/Commercial Feed Lots
- 1125.47 Vehicle Impound Lots/Junk Yards
- 1125.48 Manufacturing, Refining, and Warehousing of Petroleum and Chemicals
- 1125.49 Solid Waste and Sanitary Landfills
- 1125.410 Concrete and Asphalt Batching Plants
- 1125.411 Correctional Facilities
- 1125.412 Instant Bingo (OR 99-7-63)
- 1125.413 Sweepstakes/Internet Café (OR2012-7-60)
- 1125.414 Major Auto Repair: As Defined in Section 1108.00 (OR 2014-8-72)
- 1125.415 Automotive Service And Minor Repair: As Defined in Section 1108.00 (OR 2014-8-72)
- 1125.416 Automobile and Other Vehicle Sales: As Defined in Section 1108.00 (OR 2014-8-72)
- 1125.417 Automobile Washing Facilities (Car Wash): As Defined in Section 1108.00 (OR 2014-8-72)
- 1125.418 Farm Implements Sales: As Defined in Section 1108.00 (OR 2014-8-72)
- 1125.421 Residential Facility, Small: As Defined in Section 1108.00 (OR2014-8-71)
- 1125.422 Residential Facility, Large: As Defined in Section 1108.00 (OR2014-8-71)
- 1125.423 Medical Marijuana Cultivation, Processing, or Retail Dispensing: As Defined in Section 1108.00 (OR2015-2-14) (REVISED: OR2017-12-132)