

I1- LIGHT INDUSTRY

§ 153.021 (D) Industrial Districts. Three districts, I1, I2, and I3, are established to meet the present and future needs of the city for industrial development operations, including some ancillary services for industry and employees. A brief description of the industrial districts follows. The I1 district incorporates many of the existing industrial developments and provides for their expansion. Generally, the permitted uses will include only those where all of the operations, including the storage of material, are confined within a building and the performance characteristics are compatible with uses permitted in neighboring districts.

USES: PERMITTED*

*All uses not found on either of these lists will require a Variance hearing in front of the BZA. Applications can be found in the Plan Department.

Advertising agencies	Labor unions
Advertising structures	Landscape services
Auto body shop & painting without disabled vehicle storage	Laundry or dry cleaning agency
Auto sales, new & used cars	Linen supply
Automatic car wash	Mini-warehouses
Automobile parts	Mobile home dealers
Automobile repair, not including body or paint work	Mobile home, travel trailer & camper sales & rental
Automobile service stations	Monument sales
Banks	Motorcycle & motor scooter sales
Billard & pool establishments	Newspaper publishing
Bowling alleys	Physical fitness centers
Coin operated laundry & dry cleaning	Plant nursery
Commercial Greenhouses	Plumbing, heating & air conditioning dealers
Commercial testing laboratories	Police or fire station
Computer programming services	Postal station
Consumer credit, adjustment & collection agencies	Private employment agencies
Contractors offices	Public golf courses
Contractors storage building	Public park or recreational facilities
Contractors temp bldg.	Public water wells, water stations, filtration plants, reservoirs & storage tanks
Credit unions	Signs
Day care center & home day nursery	Stadium, coliseum, athletic field
Diaper service	Taxi office/limousine services
Direct mail advertising services	Telephone exchange or public utility substations
Disinfecting & exterminating services	Tennis clubs
Fairgrounds	Tire, battery & accessory dealers
Farm general	Trade/business schools
Farm labor & management services	Transmission lines for gas, oil, electricity, other utilities
Farm, confinement feeding (<10 acres)	Truck freight terminal SIC 421
Fuel & ice dealers	Truck rental & leasing
Golf & country clubs	Truck repair
Government office bldg.	Truck sales, new & used
Gov't/maintenance/service bldg.	Veterinarian & hospital: small animals
Hardware store	Warehouse (storage)
Hay, grain & feed stores	Other uses - SIC DIV. F & J; SIC 501, 75, 79, 91-94, & 96-97
Industry, light (see Sec 5.5)	
Junior colleges/technical institutes	
Kennel	

USES: SPECIAL EXCEPTIONS*

*Will require BZA hearing

Anhydrous ammonia or similar liquefied fertilizers, storage and distribution (commercial)
Auction sales yard (exclude livestock)
Cemetery or crematory
Golf driving ranges
Lake, artificial or 3+ acres
Lodge or private club
Machine shops
Microwave towers
Mineral extraction, burrow pit, topsoil removal & their storage areas
Miniature golf course
Oil drilling & wells
Penal or correctional institution
Public or commercial sanitary landfill or garbage disposal plant
Radio-TV transmitting towers
Railroads/R.O.W. & necessary uses
Residential condos
Riding Stables
Sale, display, or making available of sexually explicit materials
Seasonal hunting or fishing lodge
Slaughter houses
Solid waste transfer station
Temporary concrete & asphalt batching plants
Theater, outdoor
Truck service center
Warehouse (grain storage facilities)
Welding shops
Wholesale business
Wholesale produce terminal
Other Uses - SIC DIV. A, C, D & E; SIC 20-39

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I1 PARKING SPACES REQUIRED: BY USE*

*All parking lots must be buffered from residential uses by 6' tall landscaping or fence.

Agricultural Uses (SIC 01/02/07/08/09)

-1 parking space per 2 employees

Amusement & Recreation Uses (SIC 78/79)

-1 per 2 of avg. #of employees/customers/users on site at one time

Industrial Uses

(SIC 10/12/13-17/20-39)/9050/51/59/61

-1 parking space per 2 employees

Institutional Uses (SIC 43/805/806/82)

-1 per 2 of avg. #of employees/customers/users on site at one time

Large Product Retail & Services

(SIC 52/55/5712/5722)

-1 parking space per 400 square feet gross floor area

***Successful parking plan for chains (see below)

Nonclassified Uses (SIC 99) As determined by BZA

Office & Business Services

(SIC 60-65/67/73/80/81/83/86/87)

-1 parking space per 200 square feet gross floor area

***Successful parking plan for chains (see below)

Residential Uses (SIC 99) Not Applicable

Retail & Service Uses

(SIC 53/54/56-59/70/72/75/76/89) Not Applicable

Transportation & Utility Uses (SIC 40-42/44-49)

-1 parking space per 2 employees

Multiple Purpose/ Multiple Unit leased commercial complexes with variable office, industrial, retail uses & space open to the public

-1 parking space per 150 square feet gross floor area

Average Parking Space: 9' x 18' OR 10' x 20'

***Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

I1 DISTRICT REQUIREMENTS: COMMERCIAL AND INDUSTRIAL

Minimum Front Yard

Arterial Highway: 30'

Collector or Local: 25'

Minimum Side Yards

Adjoining Residential District: 30'

Not Adjoining Residential District: 10'

Minimum Street Side Yard: 10'

Minimum Rear Yard:

Adjoining Residential District: 25'

Not Adjoining Residential District: 15'

Maximum Building Height:----

Maximum Lot Coverage in % of Lot Area:75%

Vision Clearance on Corner Lots: YES

§ 153.065: SIGNAGE*

*All new, refaced, and temporary signs require a permit from the Advisory Plan Department.

-Not more than 150 square feet of the total sign area shall be permitted for any one building.

-No sign or part thereof shall be attached to or extend over any public street right-of-way.

-The area of a sign or advertising structure shall be calculated by multiplying its maximum vertical dimension by its maximum horizontal dimension, if the sign is combined on a single sign face. If separate letter or symbols are used and attached independently, the actual size of each component shall be calculated to determine sign size.

-A double faced sign may be erected having the allowed sign area on each side of the sign; provided, the maximum dimension between the two faces of the double faced sign shall not exceed 24 inches or 10% of the maximum dimension of the face of the sign whichever is the lesser.

-No sign or advertising structure shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision of operators of motor vehicles, or interfere with, mislead or confuse traffic.

- See § 153.061 for separate Vertical Sign requirements.

-Lights used to illuminate signs or advertising structures shall be so installed as to concentrate the illumination on the sign or advertising structure and to minimize glare upon a public street or adjacent property.

-Signs may be painted upon the surface of a building; only if lights do not shine directly at a residential district.