

CHAPTER 1131

I-2 General Industrial District

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1131.001 INTENT.

The primary intent of the I-2 General Industrial District is to designate certain land areas for general industrial, manufacturing, processing and related operations. These areas are to be reserved primarily for general industrial and related development to provide suitable sites for such activity.

(Ord. A-2248. Passed 4-9-01.)

1131.01 PRINCIPAL USES.

No building, structure or land shall be erected, altered or used which is arranged or designed for other than one or more of the following uses, except as provided herein and in Chapter 1109:

- (a) Adult uses or sexually oriented business, provided that all such uses comply with Chapter 701;
- (b) Any industrial use conducted entirely within an enclosed building of any size for the manufacturing, fabricating, processing, heavy repair, servicing or storing of motor vehicles, equipment, raw materials or manufactured products, provided that all such uses comply with the standards in Chapter 1143;
- (c) Business use extensions, as regulated by Section 1107.23;
- (d) Commercial laundry; commercial dry cleaning establishment;
- (e) Correctional facility;
- (f) Experimental film or testing laboratory;
- (g) Motor vehicle body shop;
- (h) Motor vehicle repair garage;
- (i) Off-premises sign, subject to the provisions of Chapter 1149;
- (j) Parcel delivery terminal;
- (k) Printing and publishing;
- (l) Public utility building, but not including outdoor storage yard;
- (m) Religious institution;
- (n) Retail sales and offices that are incidental and subordinate to any of the above uses, subject to applicable off-street loading and parking requirements as provided for in Chapter 1141;
- (o) Warehouse for the storage of merchandise and materials; trucking or motor freight terminal; carting, expressing or hauling establishment;
- (p) Wholesale business; mail order house;

- (q) Wireless telecommunications facility, subject to the provisions of Chapter 1150.
(Ord. A-2248. Passed 4-9-01.)

1131.02 CONDITIONAL USES.

The following uses shall be permitted only if expressly authorized by the Board of Appeals and subject to the provisions of Chapter 1147:

- (a) Any industrial use which requires both buildings and open area for the manufacturing, fabricating, processing, heavy repair, servicing or storing of motor vehicles, equipment, raw materials or manufactured products, provided that all such uses shall comply with the standards in Chapter 1143;
- (b) Contractor's storage yard; building material yard;
- (c) Extraction of gas;
- (d) Heliport;
- (e) Junk yard; motor vehicle wrecking yard;
- (f) Landscaping service and retail business, subject to the provisions of Section 1147.44;
- (g) Lumber yard, including mill work;
- (h) Municipal or governmental building;
- (i) Off-street parking accessory to any principal use, excluding a dwelling, not located on the same lot as the principal use;
- (j) Outdoor storage, subject to the provisions of Section 1147.38;
- (k) Radio, television or telephonic communication transmitting tower;
- (l) Wireless telecommunications facility, subject to the provisions of Chapter 1150.
(Ord. A-2248. Passed 4-9-01; Ord. A-2419. Passed 1-24-05. Ord. A-2642. Passed 5-24-10.)

1131.03 ACCESSORY USES.

Accessory uses, buildings and structures customarily incidental to any use in Sections 1131.01 and 1131.02 shall be permitted in conjunction with such use, including:

- (a) Architectural canopy sign, subject to the provisions of Chapter 1149;
- (b) Directional sign, subject to the provisions of Chapter 1149;
- (c) Interstate sign, subject to the provisions of Chapter 1149;
- (d) Off-street parking facility;
- (e) On-premises sign, subject to the provisions of Chapter 1149;
- (f) Outdoor displays;
- (g) Political sign;
- (h) Portable or temporary sign, subject to the provisions of Chapter 1149;
- (i) Private garage; private parking area;
- (j) Projecting sign, subject to the provisions of Chapter 1149;
- (k) Real estate sign, nameplate and institutional bulletin board, subject to the provisions of Chapter 1149;
- (l) Temporary building for uses incident to construction;
- (m) Temporary structure for uses related to labor disputes.
(Ord. A-2248. Passed 4-9-01.)

1131.04 PROHIBITED USES.

Dwellings and residences of any kind and, except where incidental and accessory to a principal use, schools, hospitals, clinics, nursing homes and other institutions for human care are prohibited. Any use legally existing at the time of the adoption of this Zoning Code shall be classified as a legal nonconforming use.

(Ord. A-2248. Passed 4-9-01.)

1131.05 REQUIRED CONDITIONS.

All businesses, services or processing shall be conducted wholly within a completely enclosed building, except for, (1) off-street parking, (2) uses permitted in open areas as provided in Section 1131.01, (3) conditionally approved outdoor storage, and (4) outdoor displays.

(Ord. A-2248. Passed 4-9-01.)

1131.06 HEIGHT REGULATIONS.

No building or structure shall exceed the following height, except as provided in Chapter 1107:

- All uses (except as provided in Chapter 1147)
 - Within 200 feet of any N, S or R District - 50 feet;
 - All other locations - the distance measured from the centerline of the nearest adjoining street to the closest point of the proposed building or structure.

(Ord. A-2248. Passed 4-9-01; Ord. A-2288. Passed 1-14-02)

1131.07 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

The following minimum requirements shall apply, except as provided in Chapter 1107:

	Lot Width (ft.)	Front Yard Depth (ft.)	Side Yard Depth (ft.)	Rear Yard Depth (ft.)
All uses (except as provided in Chapter 1147)	N/A	20	20	20

(Ord. A-2248. Passed 4-9-01.)

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