

**CHAPTER 3 DISTRICTS AND REGULATIONS**  
**ARTICLE 1317 DISTRICTS**

**1317.13 INDUSTRIAL**

**1317.13.1 INTENT**

Industrial districts are coded to permit the development and to accommodate light and heavy industrial and manufacturing uses. Such developments are typically too large in scale to fit within a neighborhood environment and should be buffered from surrounding neighborhood uses. This district may not be used to circumvent other Sections in the Zoning Code. Industrial Districts may not be used for retail use. All uses in this district and or map amendments are permitted as a Conditional Uses predicated upon approval of a site plan. Site plans shall be submitted with all map amendment petitions. Such site plans are not required to be descriptive for interior lots but shall adequately address ingress & egress, buffering & screening, proposed uses, and general compatibility to surrounding neighborhoods.

Because of the significant impacts certain interior Industrial district uses have on the community in size and/or use, such interior uses shall be permitted only upon review of a Master Plan by the Planning Commission and approval of City Council in accordance with the procedure outlined in Chapter 3, Article 1319.9 of this Code. Individual sites with uses permitted by right may be approved administratively in accordance with the approved Master Plan.

**1317.13.2 CONDITIONAL USES (Please reference to Chapter 3, Article 1331 for minimum conditions for certain of the following uses)**

Adult Entertainment

Gambling - Limited Video Lottery

Animal grooming, and boarding services

Distribution

Institutional Uses (not including Residential Care Facilities)

Light Manufacturing

Mini Warehouses

Transportation Services

Warehouse

Wholesale

Automobile, Recreational Vehicle, Boat, and Tractor Trailer Parking/Storage as a principal use

Essential Services, Class 1 & 2

Outdoor Kennels

Outdoor Storage

Essential Services, Class 3

Heavy Manufacturing

Indoor Recycling

**Exclusions\*\***

All uses not expressly enumerated unless specifically authorized and approved by the Planning Commission during the Site Plan or Master Plan review and approval process.

**1317.13.3 BUILDING TYPE**

Shall be determined by use and shall be decided upon during the development review process.

**1317.13.4 PLATTING PROVISIONS FOR NEW DEVELOPMENTS**

- A. Internal setbacks shall be set during the review process.
- B. A coherent, interconnecting network of internal public streets shall be designed to accommodate the various uses found within the District.
- C. Sidewalks shall be constructed along the main streets within the District to provide internal users pedestrian access to external environs.
- D. Lots and buildings shall be designed so as to establish quadrangles within the District.

**1317.13.5 LOT SPECIFICATIONS****Minimum District Size for New Development**

10 Acres

**Minimum District Setbacks**

All Yards: 80 ft

**Minimum Interior Lot Size**

1 Acre, provided however, that an alternative lot size may be determined by use and shall be decided upon during the development review process

**1317.13.6 GENERAL PROVISIONS**

- A. All buildings shall comply with the provisions of Chapter 3, Article 1341 Architectural Requirements.
- B. Corner lots shall have two front yards and utilize the minimum front setbacks for each unless otherwise determined by the Planning Department.
- C. Trash containers, mechanical equipment and outdoor storage shall be screened from view.
- D. All buildings shall front on internal streets.

E. Internal front setbacks shall be designed to create steady and even frontage lines.

L. Parking areas and private driveways may not encroach into setbacks that abut external public streets. Internal public streets may encroach into setbacks that do not abut public external streets or residential uses up to 40 feet.

M. External streets shall be screened in accordance with the Master Plan at the discretion of the Planning Commission.

### **1317.13.7 HEIGHT**

Building height shall be measured as the vertical distance from the highest finished grade relative to the street, to the roofline. (Exceptions: Roof equipment and structures not intended for human occupancy and which are necessary to the building upon which they are placed.)

Maximum Height

3 stories or 36 feet (whichever is greater)

Maximum of 6 stories with a

Conditional Use Permit

All Structures

35 feet

Max. Height