

Section 3XXXX.00 I-2/C-2 Mixed Use Industrial, Service/Commercial District

Section 3XXXX.01 Purpose

This district is established to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from encroachment of residential, retail, and institutional uses. The uses allowed are those which because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts. This district is also to provide for general services, entertainment and to accommodate for the sale of convenience retail goods. It is intended that this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

Section 3XXXX.02 Uses

Within the I-2/C-2 Industrial, Service/Commercial District, no buildings, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Office/Industrial Uses

- a. Administrative, executive, financial, accounting, clerical, and drafting offices.
- b. The following types of manufacturing, processing, servicing, assembly or repair facilities, which will not be injurious or offensive to adjacent properties, and consistent with the purpose of this district:
 1. Lumber yards.
 2. Grain elevators.
 3. Soft drink processing.
 4. Railroad facilities.
- c. Warehousing (all storage or warehousing shall be entirely within enclosed structures).

2. Commercial/Professional Services Uses

- a. Administrative, executive, accounting, clerical and drafting offices.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets,

restaurants (sit down and carry out), pizza shops, and ice cream parlors.

- c. Personal Services Establishments¹ including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
- d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
- e. Retail establishments including, but not limited to antique stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.

3. Other Uses

- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.

4. Accessory Uses

- a. Accessory buildings incidental to the principal use which do not include any activity conducted as a business.
- b. Accessory uses clearly incidental to the uses permitted on the same premises.
- c. Signs - As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Office/Industrial Uses

- a. Any use conditionally permitted in the I-1 District.
- b. Contractors yards and other types of storage facilities, subject to the provisions of Section 601.01.B Subsections 2, 5, 17, 18, 19, 25, 35.
- c. Recycling center, subject to the provisions of Section 601.01.B Subsections 3, 5, 16, 17.

¹ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

- d. Planned Industrial Developments, subject to Section 601.01.B Subsection 56.
2. Commercial/Professional Service Uses
- a. Adult Entertainment Uses, subject to the provisions of Section 601.01B Subsection 39.
 - b. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01B Subsection 40.
 - c. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B Subsections 2, 5, 17.
 - d. Car Wash, subject to the provisions of Section 601.01B. Subsection 41.
 - e. Funeral Homes, subject to the provisions of Section 601.01B Subsection 45.
 - f. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01B Subsection 46.
 - g. Governmentally Owned and/or operated building or facility, subject to the provisions of Section 601.01B Subsections 2, 3, 4, 5, 7, 8, 11.
 - h. Planned Business Developments, subject to the provisions of Section 601.01B Subsection 56.
3. Community Facilities
- a. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
4. Other Uses
- a. Mini/self storage facilities, subject to the provisions of Section 601.01.B Subsection 51.
 - b. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
 - c. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
 - d. Pet cemetery, subject to the provisions of Section 601.01B Subsection 43.
 - e. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.

- f. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

Section 3XXXX.03 Lot Requirements

A. Industrial Uses:

1. Lot area – No individual lot size shall be less than two (2) acres.
2. Lot Area Ratio – Principal and accessory buildings shall not occupy more than forty (40) percent of the lot area.

B. Commercial Uses:

1. Minimum Lot Area—Consistent with the Development Plans
2. Minimum Lot Width at Building Line—Consistent with the Development Plans
3. Minimum Lot Frontage—Consistent with the Development Plans

Section 3XXXX.04 Yard Requirements

A. Industrial Uses Yard requirements (exclusive of parking areas)

1. Front Yard – A minimum of seventy-five (75) feet from any point along a public street right-of-way.
2. Side Yards – (a) Side yards shall be fifty (50) feet each, except that no industrial building shall be located closer than one hundred (100) feet to any agricultural or residential district, (b) no parking area shall be located closer than fifty (50) feet to any agricultural or residential district. Fifty (50) feet of the required minimum distance shall be landscaped with trees, shrubs, and grass.
3. Rear Yard – Fifty (50) feet, subject to exception above.
4. Side or rear yard requirements may be reduced or waived where a rail right-of-way or waterfront abuts the property only upon the approval of the Board of Zoning Appeals.

B. Commercial Uses:

1. Minimum Front Yard Depth—Fifty (50) feet.
2. Minimum Side Yard Width—Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.

3. Minimum Rear Yard Depth – Twenty-five (25) feet.

Section 3XXXX.05 Maximum Building Height

A. Industrial Uses:

1. Main building: Forty (40) feet.
2. Accessory buildings: As specified in Section 405.06.

B. Commercial Uses:

1. No structure shall exceed thirty-five (35) feet in height.

Section 3XXXX.06 On-Site Parking and Loading Requirements

A minimum of two (2) square feet of net parking and loading space shall be required for every five (5) square feet of floor space not used for parking or loading purposes, but in no case shall there be less than three (3) parking spaces for every four (4) employees on the major shift at maximum employment. Parking and loading space shall not occupy any part of a required yard, subject to Section 3XXXX.04 A above. On-site driveways, parking and loading facilities shall not at any time exceed, at any boundary, the normal amount of dust and dirt created by traffic at any public road adjoining the property.

Section 3XXXX.07 Outdoor Storage Yards

Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the fence or wall.

Section 3XXXX.08 Parking and Loading Requirements

As regulated in Chapter 8.