

**§ 151.067 (I-1) LIGHT INDUSTRY DISTRICT.**

(A) *Statement of intent.* The provisions of the I-1 District are intended to provide areas for commercial establishments that are relatively independent from adjacent commercial uses for spin-off business use, extensive outdoor storage or warehousing, require close access to major thoroughfares, generate truck traffic, or have similar characteristics which make them incompatible uses in the B Districts and more appropriate as neighbors of industrial uses; and, to establish and preserve, in a location and manner which benefits the city, industrial and related uses which are relatively free from objectionable influences and therefore are of a nature that they will not adversely affect surrounding areas.

(B) *Permitted uses.* The following uses are allowed with a duly authorized land use permit from the Zoning Administrator:

(1) Light manufacturing and similar-type industrial operations that are consistent with the purposes of this district. See § 151.159;

(2) Wholesale building material storage yards, and lumberyards;

(3) Contractors and construction service shops, equipment rental, or storage yards;

(4) Wholesale establishments including warehousing and storage buildings;

(5) Commercial laundries and dry-cleaning plants;

(6) Veterinary clinics with overnight boarding facilities;

(7) Research and testing laboratories, storage buildings, and distributing stations other than those storing combustible or explosive fuels, used automobile parts, or other waste or junk;

(8) Bulk fuel distributorships, but only if located in the I-1 District adjacent to South Highway 71;

(9) Auto, boat, farm machinery and recreational vehicle repair, service and sales;

(10) Training facilities for high technology and manufacturing;

(11) Vocational schools;

(12) Conference centers;

(13) Other essential service utility structures and facilities; and

(14) Accessory uses to the above permitted uses.

(C) *Conditional uses.* The following uses may be permitted with the approval of a conditional use permit by the City Council following the procedures outlined in §§ 151.240 of this chapter.

(1) Day care facilities as an accessory use to a primary permitted use; and

(2) Adult uses are subject to the following restrictions:

(a) Adult use/principal activities must be located at least 700 radial feet as measured in a straight line from the building upon which the adult use/principal is located to the property line if the following:

1. Residential zoned property;
2. Agricultural lands located in the neighboring township or in the city that is designated in the comprehensive plan for residential use;
3. A licensed daycare center including those used as an accessory use;
4. A public or private educational facility classified as elementary, middle, junior high, or senior high;
5. A public library;
6. A public park;
7. A church; and
8. Amusement places such as roller rinks, dance halls, or bowling alleys.

(b) Adult use/principal activities is a separate use and no 2 adult use/principal activities shall be located in the same building or upon the same property and each use shall be subject to the above.

(c) Adult use/principal activities are prohibited in establishments where liquor is served.

(d) Adult use/principal activities are prohibited at any place or event where minors are permitted.

(3) Other uses determined by the planning agency to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and the general public health, safety, and welfare.

<i>Yard Requirements for I-1 District</i>	
	<i>All Uses</i>
Lot area minimum	20,000 square feet
Lot width minimum feet	100 feet
Maximum lot coverage	85%
Front yard minimum	35 feet
Side yard minimum	15 feet
Rear yard minimum/alley	30 feet/10 feet