

# I-1 (Wholesale and Light Industry District)

\*Wholesale and Light Industry District. The purpose of the I-1 District is to allow for wholesale operations, warehousing, and limited impact industry.

*No new residences are permitted in an I-1 Zoning District.*

*Without approval from the Board of Zoning Appeals, the following is required:*

**Chapter 1205 Zoning Districts** - shows what is permitted in this Zoning District - \*see above.

**Chapter 1215.19 Address Signs in Industrial Parks.**

**Chapter 1221.02 Off-Street Parking Requirements** - (g) (1)

**Chapter 1226.04 Commercial Wind Energy System Requirements.** Permitted in an I-1 District.

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**Chapter 1317.01 Permit Fees** (c) Commercial/Industrial (includes additions)

**For construction of building / or addition to:**

See **Chapter 1213.02 Area and Bulk Schedule** for lot info:

Minimum Lot Size: none  
Width at Building Line: none  
Maximum Building Height: 3 stories  
Maximum Height for each story: 40 ft.

**Minimum Footages:** 40 ft. front footage; \*<sup>c</sup> 20 ft. side footage; \*<sup>c</sup> 20 ft. rear footage

\*<sup>c</sup> Principal buildings - If the building wall most nearly parallel to the side or rear lot line exceeds 20 feet in height, the adjacent **side** or **rear setback** shall be increased by a one half of one foot for every foot that such wall exceeds 20 feet.

**Permit Cost:** 0 sq. ft. to 5,000 sq. ft. - **\$150**  
5,001 sq. ft. and over - **\$200**  
Accessory buildings under 250 sq. ft. - **\$ 50**

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**Accessory Building - detached from principal building:**

- 1) If larger than **150 sq. ft.**, it must have a continuous-rim foundation.
- 2) **Size** - cannot exceed **840 sq. ft.** (such as 21' x 40', etc.).
- 3) **Height** - No detached accessory building shall exceed the height of the principal structure on the lot.

**Setbacks:** a minimum of <sup>d</sup> **10 ft** from the **side lot lines**.  
a minimum of <sup>d</sup> **10 ft**. from the **rear lot line**.

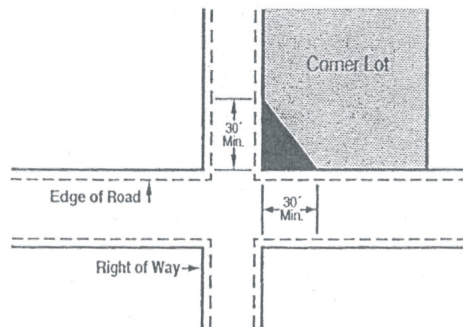
<sup>d</sup> Accessory buildings - If the building wall most nearly parallel to the side or rear lot line exceeds 20 feet in height, the adjacent **side** or **rear setback** shall be increased by a one half of one foot for every foot that such wall exceeds 20 feet.

**Permit Cost:** Accessory buildings under 250 sq. ft. - **\$ 50**

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**Fencing, Screening, Walls and Barriers:** (Chapter 1215.01)

- 1) **Front yard:** Maximum height of fence is **3 ft.**  
Must be of a purely decorative nature. Fence cannot be constructed of chainlink, lattice, etc., or anything deemed unsuitable for decorative fences by the Zoning Official.  
[See Chapter 1215.01(g).]
- 2) Recommend having fence 1 ft. from the rear and side property lines, but it can be on the property lines.
- 3) Fences, screening, walls, or barriers up to **eight feet** in height shall be permitted in the **side or rear yard in an industrial zoned district.** Screening may be required where an industrial or commercial district is abutted by a residential district. A Zoning Permit is required.
- 4) **Corner lots** (at street intersections): no obstructions higher than **two (2) feet** above the adjacent top-of-curb elevation shall be permitted to be planted, placed or erected on any corner lot within a triangular portion of the land. (See illustration.)



**Permit Cost:      \$15.00**

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**Pool:**  *Pools are permitted in any district as long as they follow the rules of Chapter 1215.04.*

- 1) The pool cannot be in the front yard area.
- 2) A pool cannot be closer than 5 ft. to a rear or side lot line.
- 3) There must be a **fence** enclosing the pool (with a self-closing, self-latching, gate (minimum **4 ft.** high gate) *or* a **pool topper**. The topper, including the pool height, must be a total of at least **6 ft.** high, with no less than a 4" gap between pool and bottom of topper.
- 4) Owner must sign form agreeing to meet the fence & lock requirements.

**Permit Cost:**      **\$10.00** per year (Temporary pool)  
                                 **\$25.00** one-time fee (Permanent pool)

(As of April 2012, pool toppers do **not** require a fence permit.)

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### **Large Ponds:**

- (1) Large ponds shall be conditionally permitted in an **industrial district** as part of the overall design of an industrial plant or park containing at least three **(3) acres**.

See **Chapter 1215.05** for more info. Permit fee is **\$75.00**.

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**Lot Coverage:** Up to **60%** of property may be covered with the principle building, accessory buildings and pool, without approval from the Board of Zoning Appeals.

(Percentage of lot coverage = Square footage of buildings ÷ square footage of lot size.)

Updated 2/19/2015.