

Comparison of uses – District E (General Business) to District F-1 (Outdoor Industrial)

	160.035 District E – General Business	160.042 District F-1 – Outdoor Industrial	160.041 District F – Light Industrial
Purpose	District E is intended to provide for an extensive variety of enclosed retail and commercial services to serve the overall needs of the community. Due to the variety and potential intensity of these uses, they should be located along major transportation corridors and be appropriately buffered from residential areas.	District F-1 is intended to provide for light industrial uses which are predominately operated outdoors . Because of the potential visual and noise impacts of the uses permitted in this district, additional buffering may be required for protection of adjacent areas.	District F is intended to provide for light manufacturing, wholesale and warehousing operations in an enclosed area . These uses are not of the variety to emit excessive noise, vibration, smoke or odor .
Principal Uses	<ul style="list-style-type: none"> (1) Any use permitted in the O-P (Office-Professional), D (Neighborhood Service) or D-1 (Limited Service) Districts subject to the regulations of District E; (2) Automobile repair garages; provided that, the storage of inoperable or wrecked vehicles shall not be permitted outside of the business building unless the vehicles are completely encompassed by a solid screening fence or wall at least six feet high; (3) Automobile, motorcycle and light load truck sales and leasing, new or used; (4) Hospitals; (5) Ambulance services; (6) Motion picture theatres within an enclosed building; (7) Spa, health studio or fitness centers; (8) Coin-operated amusement machine arcades; (9) Bowling alley and skating rinks; (10) Establishments where alcoholic beverages are sold or consumed on premises (see restrictions below), except sexually oriented businesses: taverns, night clubs, dance halls and ice houses or any similar uses where alcoholic beverages are consumed on the premises and where at least 50% of the business use is attributable to the sale of alcoholic beverages shall 	<ul style="list-style-type: none"> (1) Any use permitted in the F (Light Industrial) District subject to the regulations of District F-1; (2) Motor freight terminals; (3) Trucking terminals; (4) Railway freight terminals; (5) Outdoor storage of sand, gravel, rock or earth; (6) Outdoor storage of industrial equipment or supplies; and (7) Sales, rental and storage of heavy load vehicles, tractor trailers, cranes, bulldozers or similar equipment. 	<ul style="list-style-type: none"> (1) Any use permitted in the E-4 (Commercial Warehouse) District subject to the regulations of District F; (2) Any manufacturing, research, wholesale or warehouse operations which do not involve the primary production or storage of wood, metal or chemical products from raw materials; provided that, such uses shall be contained within an enclosed building; (3) Testing laboratories; and (4) Railroad facilities required to serve the district.

	<p>not be less than 300 feet from any property zoned District A, A-1, A-2 or B-1. Distance shall be measured from the nearest public door of the facility to the property line of the property zoned District A, A-1, A-2 or B-1;</p> <p>(11) Car washes, self-service, full-service or automated; and</p> <p>(12) Any retail sales, commercial business or service not included in the O-P, D or D-1 Zoning Districts; provided that, all such uses shall be completely within an enclosed building and are not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise or vibration, and provided that no warehousing or manufacturing, or treatment of products or equipment, shall be permitted, except such as is clearly incidental to the conduct of a permitted use and provided that the use is not prohibited by any other section of this chapter or by any other ordinances of the city.</p>		
<p>Accessory Uses</p>	<p>(1) Paved automobile parking lots incidental to the principal use;</p> <p>(2) Other uses which are subordinate to and incidental to the principal uses; and</p> <p>(3) Signs advertising services provided on the same premises.</p>	<p>(1) Paved automobile parking lots incidental to the principal use;</p> <p>(2) Other uses which are subordinate to and incidental to the principal uses;</p> <p>(3) Signs advertising services provided on the same premises; and</p> <p>(4) Office space used in conjunction with a principal use.</p>	<p>(1) Paved automobile parking lots incidental to the principal use;</p> <p>(2) Other uses which are subordinate to and incidental to the principal uses;</p> <p>(3) Signs advertising services provided on the same premises;</p> <p>(4) Office space used in conjunction with a principal use; and</p> <p>(5) Outdoor storage incidental to the primary use; provided that, such storage shall be completely encompassed by a solid screening wall or fence of at least six feet in height; and, provided that, materials shall be stacked no higher than one foot below the wall or fence.</p>

Screening	Per 160.084 along side and rear lot lines adjacent to any district zoned for residential use	Per 160.084 along side and rear lot lines adjacent to any district zoned for residential use	Per § 160.084 along side and rear lot lines adjacent to any district zoned for residential uses.
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Comparison of Area and Height regulations

	District E – General Business	District F-1 – Outdoor industrial	District F – Light Industrial
Maximum Height	75ft	50ft	
Max Lot Coverage – all	95%	95%	
Max Lot Coverage – structures	50%	95%	70%
Max Distance btwn structures	12ft	30ft	30ft
Min front yard	25ft	30ft	30ft
Min lot area	None	20,000 sq ft	15,000 sq ft
Min lot depth	None	150ft	150ft
Min lot width	None	80ft	80ft
Min rear yard	None	30ft	30ft
If adjacent to residential	15ft		
Min side yard	None	None	None
If adjacent to residential	10ft	30ft	30ft
If adjacent to street	25ft	30ft	30ft