

CHAPTER 1122
CI-1 Intensive Commercial District

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1122.01 PURPOSE.

The Intensive Commercial District (CI-1) is intended to provide areas for those sales and service functions and businesses whose operations are typically characterized by outdoor display, storage and/or sale of merchandise, by repair of motor vehicles, by outdoor commercial amusement and recreational activities, and by activities or operations conducted in buildings or structures not completely enclosed. Special attention must be directed toward buffering the negative aspects of these uses upon any residential use. Access to this district should be directly from an arterial or collector street and not through a residential district.

1122.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Automobile and truck oriented use.
- (b) Club.
- (c) Carpet and rug cleaning establishment.
- (d) Contractor, special trade--office, yard, and pre-assembly yard.
- (e) Consignment shop.
- (f) Equipment rental agency.
- (g) Farm implement dealer.
- (h) Floor covering store.
- (i) Hardware and building supply store.
- (j) Lumber yard.
- (k) Marine equipment and supply.
- (l) Meeting hall.
- (m) Museum and art gallery.
- (n) Office use allowed in the CO-1 District.
- (o) Plant nursery and florist shop.
- (p) Repair shop.
- (q) Restaurant.

- (r) Storage building.
- (s) Storage for commercial vehicles and equipment.
- (t) Personal service establishment.
(Ord. 14-113. Passed 5-13-14.)
- (u) Wholesale trade and warehouse establishment.

1122.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Funeral home subject to the requirements of Chapter 1135.
- (b) Veterinary clinic and animal hospital, provided they shall comply with the requirements of Chapter 1135.
- (c) Manufacturing use engaged in light manufacturing, including compounding, assembly and/or processing of articles, provided:
 - (1) The floor area of the principal use shall not exceed 5,000 square feet,
 - (2) The lot on which the use is located shall not be contiguous to a lot with a use owned or operated by the same person,
 - (3) A person intending to establish such use can demonstrate compliance with the performance standards of Chapter 1161 through certification by a registered professional engineer or other qualified person, and
 - (4) The following uses shall be prohibited:
 - A. Chemicals and allied products, manufacture of.
 - B. Disposal, reduction or dumping of dead animals or offal.
 - C. Explosives, manufacture of.
 - D. Grain processing.
 - E. Leather tanning.
 - F. Meat packing.
 - G. Radioactive waste storage or disposal.
 - H. Rubber and plastics, manufacture of.
 - I. Sawmills.
- (d) Retail establishment, other than listed, when associated with the uses allowed in this district and provided that not more than 40 percent of the total ground floor area shall be devoted to the retail display of merchandise.

1122.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Adult business, provided it shall not be located within 500 feet of an R district, public park, religious institution, or school nor within 100 feet from a bar, cocktail lounge or tavern or another adult business. No alcoholic beverage shall be served on the premises.
- (b) Commercial recreational use.
- (c) Dwelling located above the ground floor of another principal use permitted in this district, provided the density shall not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (d) Manufacturing use engaged in light manufacturing, including compounding,

assembly and/or processing of articles, where the floor area of the principal use exceeds 5,000 square feet but not more than 15,000 square feet.

- (e) Laundry, cleaning, and garment services, including dry-cleaning plants, carpet and upholstery cleaning establishments, and other uses listed in Industry Group 721 of the *Standard Manufacturing Classification Manual*.
- (f) Public utility or public use.
- (g) Schools, specialized private instruction.

1122.05 ACCESSORY USES PERMITTED.

Any accessory use shall be permitted.

1122.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1122.07 SPECIAL PROVISIONS.

None.