

ARTICLE 12**“I-1” LIGHT INDUSTRIAL DISTRICT****Section 12.01 Purpose**

The purpose of the “I-1” Light Industrial District is to provide appropriate places for clean, low environmental impact industrial and manufacturing uses that are located completely indoors, limit off-site impacts, outdoor storage and that provide adequate landscaping and screening for buildings, structures and off-street parking areas.

Section 12.02 Principal Permitted Uses

The following uses are permitted as of right in the “I-1” Light Industrial District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• None	• Public Garages	• Agricultural Uses • Building Services and Supplies • Commercial Greenhouse • Commercial Storage of Boats, Recreational Vehicles, and/or Construction Equipment in an Enclosed Building • Crematorium • Events • Farm Implement and Lawn and Garden Equipment Sales and Service • Kennels and Animal Hospitals • Manufacturing, Light • Medical and Dental Laboratories • Research and Development • Trailer Rental and Sales • Warehouse • Wholesale Distributor

Section 12.03 Accessory Permitted Uses

The following uses are permitted as accessory uses in the “I-1” Light Industrial District:

- Buildings or Uses Customarily and Incidental to the Permitted Principal Use;
- Signs;
- Drive-Through Facility Associated with Principally Permitted Use;
- Retail Business customarily and incidental to the Principal Permitted Use.

Accessory uses located within the principal structure shall not occupy more than twenty-five (25) percent of the building or structure.

Section 12.04 Conditional Permitted Uses

The following uses are permitted as conditional uses in the “I-1” Light Industrial District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• None	• Non-Commercial Parks and Recreation • Public and Semi-Public Buildings • Public and Private Vocational Center, College, or University • Religious Place of Worship	• Agricultural Business • Automobile and Recreational Vehicle Repair (general service, mechanical, body, and paint) • Automobile Filling Station • Automobile, Recreational Vehicle, Boat Sales (including outdoor display and ancillary service) • Building and Trades, Contractor’s Yards, Utility Storage Yards • Commercial Recreational Facilities • Multiple Tenant Building • Paint and Body Shop • Personal Services • Professional Services • Retail Business • Self-Storage Buildings and Storage Yards, excluding Wrecking and Dismantling of Motor Vehicles • Sexually Oriented Businesses • Temporary Uses and Seasonal Sales Lots • Utility Trailer Sales and Rental • Vehicle Towing Service, Equipment, Towing Trucks, and/or Storage Yard • Wireless Telecommunication Facility and/or Antenna

Section 12.05 Lot Development Standards

The following development standards shall apply to lots located within the “I-1” Light Industrial District:

Minimum Lot Area	• 2 Acres
Maximum Impervious Surface Coverage	• 85%
Minimum Lot Width and Frontage	• 200 Feet (Contiguous)
Minimum Front Yard Setback	• 25 Feet

Minimum Side Yard Setback	• 20 Feet
Minimum Rear Yard Setback	• 15 Feet
Maximum Building Height	• 45 Feet; Excluding Agricultural Buildings and Structures
Drainage and Stormwater Management	• All lot splits, rezonings, and construction within this District shall submit a drainage and stormwater management plan.

*See Section 2.10, Conformance with Miami County Sanitary Engineer Standards

Section 12.06 Minimum Off-Street Parking Requirements

Off-Street parking requirements shall be as regulated in Article 35.

Section 12.07 Signage Requirements

Signage requirements shall be as regulated in Article 36.

Section 12.08 Landscape and Buffer Requirements

Landscape and Buffer requirements shall be as regulated in Article 38.

Section 12.09 Accessory Buildings, Fencing and Other Requirements

Requirements are found in Article 30.

- Sept 10, 2026 (previous version Sept, 2018) – updated §12.05 to add Drainage and Stormwater Management; chg ref section 2.09 to 2.10; §12.04 remove Motor Freight Depot or Trucking Transfer Terminal from CU; §12.04 remove Truck and Heavy Equipment Service from CU; §12.02 move Automobile Filling Station to CU; §12.02 move Automobile, Recreational Vehicle, Boat Sales to CU & rename; §12.02 Move Automobile, Truck, and Recreational Vehicle Repair to CU & rename; §12.02 move Building and Trades, Contractor’s Yards, Utility Storage Yards to CU; §12.03 change Retail Business to Retail Business customarily and incidental to the Principal Permitted Use – Resolution #26-08-076.