

Zoning, Neighborhoods &  
Development Committee  
November 21, 2016

Proposed change to the Limited  
Use standard regarding indoor  
storage in the Industrial  
Commercial (IC) District

# EXISTING IC ZONING

File No. 151423  
Industrial Heavy (IH) and Industrial Light (IL2)  
to Industrial Commercial (IC)  
February 2016

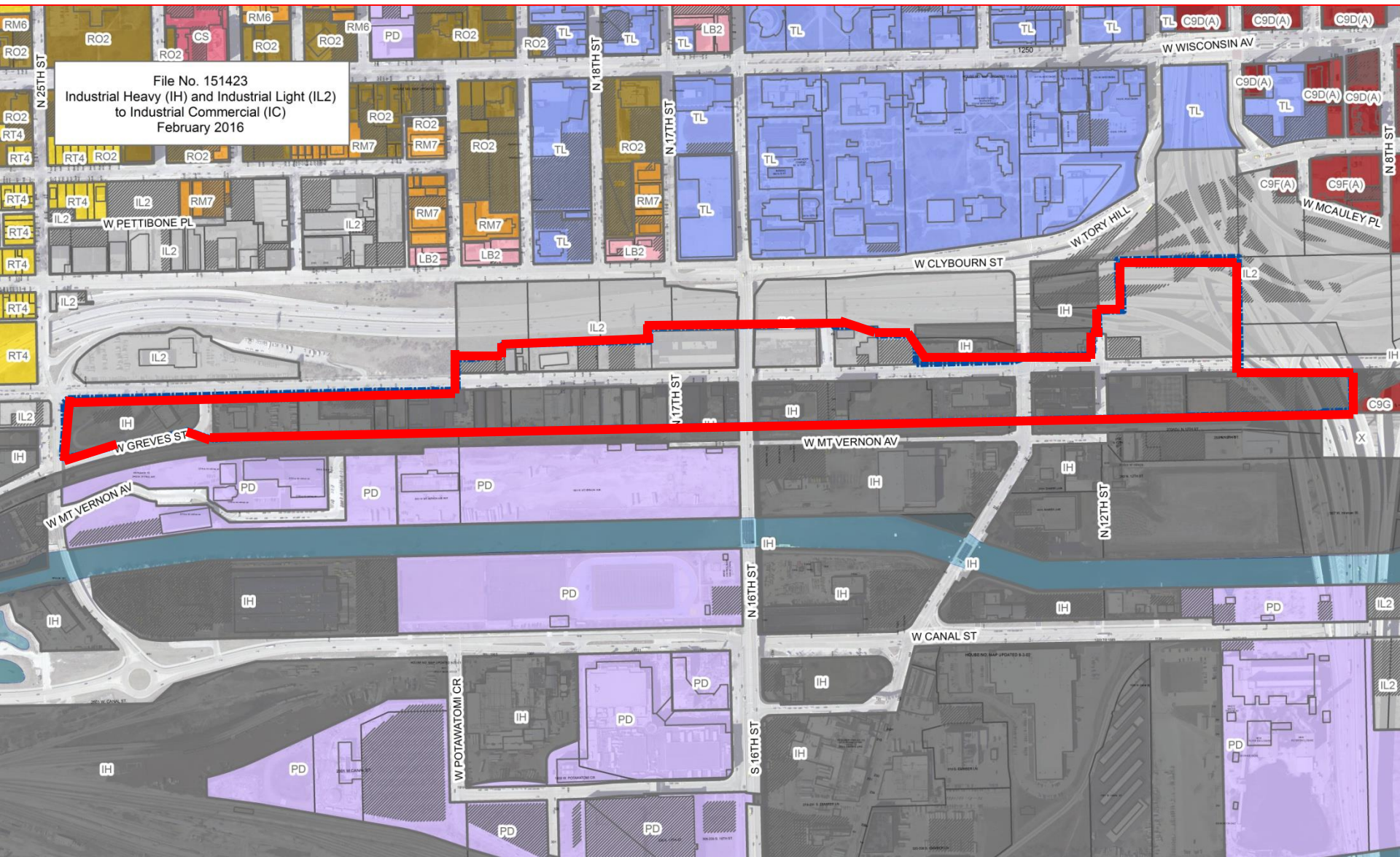


Table 295-803-1

**INDUSTRIAL DISTRICTS USE TABLE**

Y = Permitted Use      L = Limited Use  
 S = Special Use      N = Prohibited Use

**Zoning Districts**

**Notable Uses**

**IC**      **IL1/  
IL2**      **IM**      **IH**

|                                  |          |   |   |   |
|----------------------------------|----------|---|---|---|
| Motor Vehicle Sales              | <b>N</b> | S | S | S |
| Motor Vehicle Outdoor Storage    | <b>N</b> | Y | S | Y |
| Parking lot, principal use       | <b>S</b> | Y | L | Y |
| Parking lot, accessory use       | <b>L</b> | Y | L | Y |
| Indoor Storage                   | <b>L</b> | Y | Y | Y |
| Outdoor Storage                  | <b>N</b> | Y | S | Y |
| Food processing                  | <b>Y</b> | Y | Y | Y |
| Alcohol beverage facility, micro | <b>Y</b> | Y | Y | Y |
| Alcohol beverage facility, large | <b>Y</b> | L | S | Y |
| Manufacturing, light             | <b>Y</b> | Y | Y | Y |
| Manufacturing, heavy             | <b>S</b> | S | S | Y |
| Manufacturing, intense           | <b>N</b> | N | N | S |



## **CURRENT LIMITED USE STANDARD**

Storage Facility, Indoor: The use is located in a building constructed before March 18, 2016.

If located on the first floor, the use is not located within 25 feet of the primary street façade of the building.

## **PROPOSED LIMITED USE STANDARD**

The use is accessory to a permitted use or use otherwise approved by the board, and located on the same premises as that use.

The use is located off-premises but is accessory to a principal use located within 150 feet of the indoor storage facility and both premises are under the same ownership.

# IC ZONING INTENT



# IC ZONING INTENT



# IC ZONING INTENT

