

SECTION 227

CI

COMMERCIAL-INDUSTRIAL MIXED USE DISTRICT

(As amended by Ordinance Nos. O02-05-09, O03-10-20, O12-06-09, O14-04-05,
O16-09-20 and O24-03-03)

SECTION 227.1 GENERAL DESCRIPTION

The CI District is intended to accommodate a mixture of compatible commercial and light industrial developments. This District shall generally be located where permitted developments have direct access to streets of at least Major Collector classification.

SECTION 227.2 PERMITTED USES AND STRUCTURES

227.2A Retail, private service and other commercial establishments intended to serve the general population of the city, the region and travelers. Examples of such establishments include: shopping centers, malls, hotels and motels, restaurants (including drive-through), banks and other financial institutions, general warehousing, medical clinic, and ambulance service, including air ambulance service (As amended by Ordinance No. O16-09-20)

227.2B General and professional offices, office buildings and office parks

227.2C Automotive and transportation services meeting the requirements of Section 206.15 of this Zoning Code including gasoline and motor fuel sales (meeting the requirements of Section 206.14 of this Zoning Code), new and used automobile sales, automobile rental and leasing, automobile paint and body repair, automobile mechanical repair, bus terminal, truck sales, motorcycle sales, motor home sales, car wash, and truck terminals

227.2D Mobile home and modular home sales

227.2E Wholesalers including those permitted in the CG, General Commercial District

227.2F Self-service storage facilities (mini-warehouses) meeting the conditions of Section 206.13 of this Zoning Code

227.2G Light industrial establishments for the manufacture, processing and assembly of goods and materials whose external effects are restricted to the site and have no detrimental effects on the surrounding area. Examples of such establishments include: appliances, book binding, cabinetry, candy and confectionery, clothing and shoes, computers and software, cultured marble, dry cleaning, electrical and electronic equipment, industrial laundry, machine shops, medical equipment, newspaper and publishing, office equipment, office furniture, optical instruments and lens, plastic products, portable buildings, sporting goods, and welding

- 227.2H General contractors and specialty contractors; building materials and supplies, portable building and storage building sales
- 227.2I Wireless communication tower structures and antenna arrays when in compliance with the provisions of Section 206.17 of this Zoning Code
- 227.2J Billboards and similar off-premise signs meeting the requirements of Section 207 of this Zoning Code
- 227.2K Municipal, county, state and federal uses
- 227.2L Technical and vocational schools, barber and beauty school
- 227.2M Churches and similar places of worship meeting the requirements of Section 206.4 of this Zoning Code
- 227.2N Private recreational and amusement establishments including bowling alley, skating rink, taverns and nightclubs
- 227.2O Public and semi-public uses including public parks and public recreational facilities, theaters, auditoriums and other places of public assembly
- 227.2P Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code
- 227.2Q Accessory structures and uses provided the following conditions are complied with:
1. Shall be customarily and clearly incidental and subordinate to permitted principal uses and structures
 2. Shall be located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership
 3. Shall comply with all applicable requirements of Section 204.8 of this Zoning Code
- 227.2R Outdoor display and sales areas meeting the conditions of Section 206.19 of this Zoning Code (As amended by Ordinance No. O03-10-20)
- 227.2S Establishments for the manufacture and assembly of goods and materials, that by their nature do not create serious problems of compatibility with other land uses, and shall include automobile manufacturers, and automobile component, parts and supplies manufacturers. (As amended by Ordinance No. O12-06-09)
- 227.2T Distribution centers (As amended by Ordinance No. O14-04-05)
- 227.2V Private and parochial schools meeting the requirements of Section 206.8 of this Zoning Code (As amended by Ordinance No. O24-03-03)

NOTE: REFER TO “CHART OF PERMITTED LAND USES BY ZONING DISTRICT” IN SECTION 234 OF THIS ZONING CODE FOR A DETAILED ENUMERATION OF THE USES ALLOWED IN THE CI DISTRICT.

SECTION 227.3 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)

After public notice and hearing, and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit as special exceptions:

227.3A Childcare centers when meeting the following conditions:

1. Shall be located in connection with and on the same premises as principle uses permitted within this district, said facilities being solely for the care of dependents of employees of said principle use
2. Shall meet the provisions of Section 206.7 of this Zoning Code

227.3B Group homes meeting the requirements of Section 206.10 of this Zoning Code

227.3C Multi-purpose facilities which furnish ancillary services such as vocational and safety training, and daycare, if, and only if, such facilities are owned and operated by a partnership, cooperative, or other association of industrial uses exclusively for the employees of its members

227.3D Outdoor storage of goods and materials when located to the rear of the principal structure facing a street or to the side of the principal structure if a Type 3 Screen as specified in Section 208 of this Zoning Code is provided, and when complying with all minimum yard requirements

227.3E (As amended by Ordinance No. O02-05-09) Accessory dwellings units on the same premise and in connection with permitted principal uses and structures when meeting the following requirements:

1. Shall be for the occupancy by the owner(s) or employee(s) of the principal use
2. Off-street parking for each dwelling unit shall be provided so as to meet the requirements of Section 205 of this Zoning Code
3. A minimum square footage per dwelling unit of 650 square feet for a one-bedroom unit, 800 square feet for a two-bedroom unit, and 1000 square feet for a three bedroom unit shall be provided
4. All municipal building and fire codes shall be adhered to
5. No more than two (2) accessory dwelling units shall be permitted

227.3F (As amended by Ordinance No. O14-04-05) Recycling centers when meeting the following conditions:

1. Shall not be located adjacent to any district zoned in the RS, Single Family Residential classifications
2. All materials shall be located inside a completely enclosed structure
3. Materials for recycling shall be limited to domestic or household recyclable materials

SECTION 227.4 PROHIBITED USES AND STRUCTURES

Any use or structure not specifically permitted or permitted on appeal.

SECTION 227.5 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

227.5A Minimum lot area:

1. If sewer is availableNONE, except as required to meet the requirements herein
2. If sewer is not available20,000 square feet

227.5B Minimum lot width at right-of-way50 feet

SECTION 227.6 MINIMUM YARD REQUIREMENTS

227.6A Minimum depth of all yards on Major Streets as specified in Section 204.1350 feet

227.6B Minimum depth of front yard30 feet

227.6C Minimum depth of rear yard20 feet

227.6D Minimum interior side yard.10 feet

227.6E Minimum side yard on street side corner lots30 feet

227.6F Where this district joins any residential district or any lot on which a pre-existing single-family residential structure is located the screening and buffer yard requirements of Section 208.6 of this Zoning Code shall be met.

SECTION 227.7 MAXIMUM LOT COVERAGE

None, except as required to meet the requirements herein.

SECTION 227.8 MINIMUM OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be subject to the requirements of Section 205 of this Zoning Code.

ALL DRIVEWAYS AND PARKING AREAS SHALL BE PAVED

SECTION 227.9 ACCESS AND CURB CUTS

When making access to a public street, the provisions of Section 205.9 of this Zoning Code shall apply.

SECTION 227.10 LIMITATIONS ON SIGNS

All signs located in this District shall be subject to the requirements of Section 207 of this Zoning

Code.

SECTION 227.11 EROSION AND STORM WATER MANAGEMENT

The erosion control and storm water management requirements of Sections 204.13 and 204.14 of this Zoning Code shall apply.

SECTION 227.12 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS

The landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall apply.

SECTION 227.13 SIDEWALK REQUIREMENTS

The sidewalk requirements of Section 209 of this Zoning Code shall apply.

SECTION 227.14 SITE PLAN REQUIREMENTS

All developments requiring building permits shall conform with the applicable site plan requirements of Section 233.5 of this Zoning Code.

SECTION 227.15 TRAFFIC IMPACT STUDY REQUIREMENTS

A traffic impact study meeting the requirements of Section 233.6 of this Zoning Code shall be prepared and submitted to the Departments of Planning and Codes for all developments in excess of 50,000 square feet of floor space or for any development if determined by the Building Official as necessary.