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**CHAPTER 1165
I-INDUSTRIAL DISTRICT**

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SECTION 1165.01 I-INDUSTRIAL DISTRICT.

An I-Industrial District classification is hereby created and is governed by this chapter, subject to the conditions contained in Chapter 1167 - Business, Commercial and Industrial Conditions and Standards.

SECTION 1165.02 PRINCIPAL PERMITTED USES.

Principal permitted uses are as follows:

- A. Manufacturing and Industry;
- B. Construction Trades and Contractor Offices and Shops;
- C. Industrial Craft Shops;
- D. Non-retail Laundries and Dry Cleaning Plants;
- E. Printing, Publishing, Lithographing and Binding Establishments;
- F. Wholesaling;
- G. Recycling Centers;
- H. Construction Equipment Rental, Sales, Service and Storage;

- I. Transportation Terminals;
- J. Public Transit Stations;
- K. Public Service Yards and Garages;
- L. Radio, Television and Telephone Towers, and Antennas and equipment on Existing Structures;
- M. Vehicle Storage Facilities;
- N. Warehouse Facilities and Self-service Storage Facilities subject to the conditions as set forth in Section 1167.14;
- O. Sexually oriented businesses.
- P. Industrial Planned Unit Developments in Accordance with Section 1153.02.

SECTION 1165.03 ACCESSORY PERMITTED USES

Accessory permitted uses are as follows:

- A. all accessory uses permitted by and as regulated in Section 1151.15 (except those identified as being in or for residential zoning districts) and also accessory uses permitted by and as regulated in Section 1167.18, Permitted Accessory Uses,
- B. essential services which are not the principal use of the lot, and
- C. signs as regulated in Chapter 1171.
- D. off-street parking and loading as specified in Chapter 1173, Off-Street Parking and Loading Access Control and Transportation Standards.
- E. radio, television and telephone towers and antennas and equipment on existing structures.

SECTION 1165.04 CONDITIONAL USES.

A. Offices devoted to business management, trade associations, insurance companies or agencies, and/or professional services such as offices for architects, engineers, tax consultants,

and accountants, to the extent they meet requirements or standards for offices in industrial districts as set forth in Section 1167.23.

B. Parking areas, off-street, for surplus (as opposed to required parking), located on a lot which is separate from and not adjoining the structure or use they serve, subject to the provisions of Chapter 1173, Off-Street Parking and Loading Access Control and Transportation Standards.

C. Non-commercial community and recreation centers, museums, libraries, offices and structures of political subdivisions and publicly owned parks.

SECTION 1165.05 OFF-STREET PARKING AND LOADING.

Since the content of this section has been moved to section 1165.04, all references made in this zoning code to section 1165.05 shall hereafter be deemed to be made to section 1165.04.

SECTION 1165.06 MINIMUM LOT AREA.

None, except as regulated for specific land uses as specified in Chapter 1167, Business, Commercial and Industrial Conditions and Standards.

SECTION 1165.07 MINIMUM LOT FRONTAGE.

None.

SECTION 1165.08 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback required shall be twenty-five (25) feet.

SECTION 1165.09 MINIMUM SIDE YARD SETBACK.

No minimum side yard setbacks are required unless the lot adjoins a residential use or district, in which case it shall be not less than twice the height of any portion of the building that is within fifty (50) feet of the side property line.

SECTION 1165.10 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback required in an I-Industrial District shall be not less than twice the height of any portion of the building that is within fifty (50) feet of the rear property line.

However, if the lot adjoins a residential district, the minimum rear yard shall not be less than thirty (30) feet. Any rear yard in an I-Industrial District which adjoins a residential district or use shall be screened in accordance with the bufferyard and requirements as provided in Chapter 1169.

SECTION 1165.11 MAXIMUM HEIGHT.

There is no maximum height restriction unless the structure is within three hundred (300) feet of a residential district, in which case no structure shall exceed fifty (50) feet in height.

SECTION 1165.12 IMPERVIOUS SURFACE RATIO.

The maximum amount of a lot that may be covered with impervious surface is ninety percent (90%). However, the amount of impervious surface shall not preclude the adequate provision of required bufferyards as specified in Chapter 1169.

SECTION 1165.13 SITE PLAN REVIEW REQUIRED.

All development proposed in the I-Industrial District on any property less than one (1) acre in size shall be reviewed according to the regulations contained in Section 1154.01 – Site Planning Guidelines.

All development proposed in the I-Industrial District on any property one (1) acre in size or greater must be reviewed according to the regulations contained in Chapter 1153, Planned Unit Development.

Legislative history: Ord. 3413-89; passed 11/21/89. Ord. 3446-90; passed 5/22/90. Ord. 3641-94; passed 7/26/94. Ord. 3684-95; passed 7/11/95. Ord. 3717-96; passed 7/23/96. Ord. 3724-96; passed 8/27/96. Ord. 3754-97; passed 7/29/97; Ord. 3903-02; passed 2/12/02; Ord. 3965-04; passed 2/24/04. Ord. 3972-04; passed 7/13/04.