

## **1280.04 USES REQUIRING SPECIAL APPROVAL.**

The following uses may be permitted within the I-1 District, subject to the requirements and conditions set forth in Section 1298.02:

- (a) Golf courses and country clubs.
- (b) Commercial outdoor recreation.
- (c) Commercial kennels.
- (d) Commercial television and radio broadcasting towers and cellular telephone antennae.
- (e) Banks, savings and loan associations and credit unions.
- (f) Outdoor theaters.
- (g) Horse and dog tracks.
- (h) Private clubs and/or lodge halls.
- (i) Recreational vehicle storage facilities.
- (j) Mini-warehouse or self-storage facilities, subject to the following:

(1) Vehicular ingress and egress to and from the site shall be directly to and from a major or secondary thoroughfare.

(2) No storage of combustible or flammable liquids or fibers, or explosive materials, as defined in the Fire Prevention Code, or hazardous or toxic materials shall be permitted within the mini-warehouse or self-storage facilities/buildings or upon the premises of the mini-warehouse or self-storage property.

(3) No outdoor storage of any kind shall be permitted.

(4) Except for rental offices and/or manager living quarters, the use of the facility/ building shall be limited to the storage of non-hazardous personal items only.

(5) Facilities/buildings shall not be used for the operation of any other business, nor for vehicle or equipment maintenance and repair.

(6) Retail sales to tenants of products and supplies incidental to the principal use shall only be permitted, such as packing materials, labels, tape, twine, locks, chains and similar products.

(7) No facility/building shall be located closer than 25 feet to any property line.

(8) Each facility/building shall have a facade of brick or decorative block and shall have a gable, hip or other type of sloped roof.

(9) No site shall be permitted which is adjacent to residentially zoned property or property occupied for residential purposes.

(10) Additional screening to provide adequate separation from nearby parcels may be required utilizing vegetation, manmade materials, or both.

(Ord. 260-A-58. Passed 8-22-83; Ord. 260-A-221. Passed 1-20-92; Ord. 260-A-239. Passed 8-23-93; Ord. 260-A-277. Passed 9-30-96; Ord. 260-A-314. Passed 8-10-98; Ord. 260-A-361. Passed 1-28-02; Ord. 260-A-483. Passed 6-15-20.)