

I-1 Industrial Park District

The I-1 District is intended to provide an area within the City for low intensity office, warehousing, wholesaling, manufacturing and other industrial uses. The uses allowed in the I-1 District are limited to exclude the more intensive industrial uses, those industrial uses which require significant outside storage and those business uses which are not necessary to or complementary to the intent of this district. The performance standards for this district reflect the intended development character.

Permitted Uses in the I-1 District

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| <ul style="list-style-type: none"> • Agriculture • Bus/ Transit Station • Business/ Trade School • Essential Services • Equipment rental | <ul style="list-style-type: none"> • Industrial-light • Laboratories- medical, dental • Offices | <ul style="list-style-type: none"> • Day Care accessory to business use (accessory) • Wholesaling (accessory) |
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Accessory Uses in the I-1 District

Uses listed above as accessory, and below numbers I-1, are customarily incidental and clearly subordinate to the permitted or approved conditional use. Accessory uses are to be contained wholly within a lawfully erected principal building, except designated outdoor storage areas as defined in number 3 below or accessory structures approved as a conditional use.

1. Retail sales of products manufactured on the premises where the retail floor area does not exceed the lesser figure of either 2,000 square feet or 10 percent of the gross floor area of the building in which the sales area is located.
2. Coffee shops and cafeterias for employee use, not to exceed 15% of the building floor area.
3. Open outside storage shall be limited to an area not larger than 50% of the ground coverage of the principal building and shall be located to the rear or side of the building and shall not be located between a building and a street or abut a public street.

Conditional or Interim use Permit Allowances

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| <ul style="list-style-type: none"> • Convenience/ gas station • Accessory Buildings • Auto and Marine services- major repair • Auto and Marine services- minor repair • Clinics/medical offices • Day Care • Commercial Recreation • Financial Institutions | <ul style="list-style-type: none"> • Financial Institutions w/ drive up • Hospitals • Mini –storage, commercial • Mortuaries, Funeral Homes • Nurseries, retail • Outdoor display area • Outdoor storage area • Public Parking Facility | <ul style="list-style-type: none"> • Restaurants- Class III- IV • Schools • Towers- cellular and communication • Truck Terminal • Warehousing and distribution centers • Veterinary Clinics |
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<u>District Requirements</u>	<u>Septic</u>	<u>Sanitary Sewer</u>
Minimum District Size	40 acres	20 acres
Minimum Lot Size	2.5 acres	2 acre
Minimum Lot Width	150 feet	150 feet
Minimum Lot Depth	150 feet	150 feet
Max. Impervious Surf. Coverage	65%	85%
Max. Bldg. Footprint Coverage	35%	50%
Structure Height Limit Principal Bldg	36 feet	45 feet
Structure Height Limit Accessory Bldg	20 feet	20feet
Max. Floor Area Ratio (FAR)	.20	.20

Setbacks

Building	
Street	50 feet
Side	25 feet
Rear	35 feet
To residential	75 feet

Parking	
Street	20 feet
Side	10 feet
Rear	10 feet
To residential	20 feet

- Minimum lot size, width depth, etc. shall not include area of street easements, right-of-way or common area.
- Setbacks to street frontages shall be measured from the edge of the right-of-way as dedicated in conformance with City, County, or State requirements and the Dayton Comprehensive Plan.
- A Conditional Use Permit is required for structures in excess of the I-1 maximum height regulation.
- FAR= square foot of building floor area for each one (1) square foot of lot area.
- No loading docks may be on any private or public street frontage. Provisions for handling all freight, either by railroad or truck, shall be on those sides of any buildings which do not face on any street, proposed street or residential property. Truck docks or truck loading facilities shall be screened from public view from street right-of-ways and adjacent residential uses by solid screening as may be required by the City, up to 15 feet in height. Building wing walls used as required screening shall not extend into the required building setbacks.
- Along any street bordering on a residential zone, there may be no driveway access from such street into adjacent industrial sites unless access is otherwise impractical, as determined by the City. All access to industrial sites shall be from streets within the industrial area where practicable.
- Utility connections for septic development shall be designed to accommodate future connection to sanitary sewer and municipal water supply.
- Final Site and Building Plan approval is required prior to issuance of a permit for construction, expansion, or exterior remodeling.
- See Section 1001.13 Subd. 2 of the Dayton City Code for the Final Site and Building Plan requirements.
- See Section 1001.12 Subd. 2 of the Dayton City Code for the Sign Regulations.
- See Section 1001.12 Subd. 3 of the Dayton City Code for Parking Regulations.
- See Section 1001.12, Subd 1 of the Dayton City Code for Other Performance Standards.
- See Section 1001.12 Subd. 6 of the Dayton City Code for the exterior building materials requirement.