

SECTION 14

I-O WHOLESALE AND WAREHOUSE DISTRICT

A. GENERAL DESCRIPTION

This district is intended primarily to provide areas in which the principal use of land is for warehousing, storage, wholesaling and distribution. The nature of these uses are such that will generally utilize a high percentage of the lot area on which they are located. In addition to their desirability to locate adjacent to major transportation arteries, they will usually be located near the main business areas of the community.

B. USES PERMITTED

The following uses shall be permitted in the I-O Wholesale and Warehouse District:

1. Any uses permitted in the B-4 (General Business) District.
2. Bottling works.
3. Builder's supply store.
4. Dry cleaning and dyeing, laundry and carpet cleaning.
5. Cold storage plant.
6. Fuel or coal company.
7. Furniture repair and reupholstering.
8. Lumber yards including incidental millwork.
9. Monument sales including mechanical operations.
10. Tin and metal shop.
11. Tire recapping shop.
12. Truck terminal.
13. Wholesale and distribution establishments.
14. Engraving and/or printing plant.
15. Signs as regulated in Title 14 of the Official Code of the City of Jackson.
16. Other uses and structures which are customarily accessory and clearly incidental to

permitted uses and structures and are not of a nature prohibited under “Prohibited Uses and Structures”.

17. Light Manufacturing, as defined by Article V, Section 16. I-2 (Light Industrial) District, B. Uses Permitted, which in the opinion of the Planning Commission would not be detrimental to the district, and subject to development plan, and architectural review.

****C. USES PERMITTED AS SPECIAL EXCEPTIONS**

1. Any use permitted as special exception in the B-4 (General Business) District.

- **2.** Commercial Mobile Communications Services (CMCS), as regulated by Article VI, Section 26.

D. PROHIBITED USES AND STRUCTURES

The following uses are prohibited in the I-O Wholesale and Warehouse District:

1. Bulk petroleum and products storage and distribution.
2. All residential uses except as provided under “Uses Permitted”.
3. Yards for storage or display of any scrap, salvage, or second-hand materials.
4. Any use the Board of Zoning Appeals upon appeal and after investigating similar uses elsewhere, shall find to be potentially noxious, dangerous, or offensive to adjacent occupancies in the same or neighboring districts or to those who pass on public ways, by reason of odor, smoke, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, or radiation, likely for any other reasons to be incompatible with the character of the district.

***E. AREA REGULATIONS**

The following requirements shall apply to all uses permitted in this district:

1. Front Yard

All buildings shall be set back from all street right-of-way lines not less than fifty (50) feet.

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**Approved: 1/5/99

***Approved: 3/4/99

2. Side Yard

The minimum side yard width along each side of the lot shall be ten (10) feet.

3. Rear Yard

No building shall be located closer than fifteen (15) feet from the rear lot line.

4. Lot Width

There shall be a minimum lot width of one hundred (100) feet at the building setback line.

5. Lot Area

There shall be a minimum lot area of twenty thousand (20,000) square feet.

6. Maximum Lot Coverage

The total lot coverage by principal and accessory buildings shall not exceed seventy percent (70%) of the total lot area.

F. HEIGHT REGULATIONS

No building shall exceed six (6) stories, except as provided in Article VI, Section 6.

G. OFF STREET PARKING

As regulated in Article VI, Section 14.

*H. LANDSCAPING REQUIREMENTS

As regulated in Article VI, Section 23.

*Approved: 12/3/96

****I. CIVIC MASTER PLAN SUBAREAS/REDEVELOPMENT AREAS DESIGN REVIEW**

All new construction, and any major additions, renovations, restorations, or modifications to the exterior of existing structures, other than normal maintenance, shall be subject to the review and approval of the Planning Commission prior to any permit being issued. Said proposals to the Planning Commission shall be consistent with the procedures and design specifications set forth in the “East Jackson and Downtown Core Urban Areas Design Guidelines”.

END OF ARTICLE V, SECTION 14 I-O.

**Approved: 8/4/09