

# ARTICLE 23

## "I-1" LIGHT INDUSTRIAL DISTRICT

### PREAMBLE

This district has been established to accommodate industrial uses which will have a minimum impact upon their environment.

### **SECTION 2301      PRINCIPAL PERMITTED USES**

- A. The manufacturing, compounding, assembling or treatment (or any combination of such processes) of articles or products from the following substances: bone, canvas, cellophane, clay, cloth, cork, elastomers, feathers, felt, fiber, fur, cork, elastomers, feathers, felt, fiber, fur, glass, hair horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal sheet metal, shell, textiles, tobacco, wax, wire, and wood, but not including as a principal operation, the manufacturing of such substances.
  
- B. Any industrial activity, such as those enumerated below as examples, which fulfills all the requirements of the other sections of this Article, and is not listed initially as a permitted use in Article 24 and 25.
  - 1. The manufacturing or assembling of the following:
    - a. Medical, dental, optical and similar precision instruments.
    - b. Musical instruments.
    - c. Novelties, toys, rubber products.
    - d. Orthopedic or medical appliances.
    - e. Watches, clocks, including clock operated devices.
  - 2. Machine shops and tool and die shops.
  - 3. Manufacturing, assembling or repairing of electrical and electronic products, components and equipment.

4. Compounding, processing and packaging of meat, dairy and food products, exclusive of slaughtering.
5. Compounding, processing and packaging of chemical products, but not including any material which decompose by detonation.
6. Automobile Customizing Shop.
7. Automobile Full Service Station.
8. Automobile Self Service Gas Station/Mini Market.
9. Automobile Service Facility.
10. Awning company.
11. Bakeries, wholesale.
12. Beverage distributors manufacturing, bottling plants.
13. Carpenter and cabinet shops.
14. Carpet and rug cleaning plants.
15. Commercial radio and television transmitting stations, antenna towers and other electronic equipment requiring outdoor towers.
16. Eating places #1 and #2, drive-in and carry-out.
17. Electric supply company.
18. Fence company.
19. Glass distributors.
20. Labor union meeting halls.
21. Laundries, dry cleaning plants and linen supply.
22. Mail order houses.
23. Monument sales and finishing.

- 24. Office Buildings associated with permitted and/or conditionally permitted use within the "I-1" District.
- 25. Printing, publishing, binding and typesetting plants.
- 26. Research and engineering laboratories.
- 27. Sign painting and manufacturing.
- 28. Wholesale houses, warehouses and storage facilities.
- 29. Warehouses which may have a maximum lot coverage of 75 percent and a maximum floor area ratio of .75, which ever is less.
- 30. Warehouses - Mini-Storage Facilities.

**SECTION 2302 ACCESSORY USES**

- A. Accessory uses, building or other structures customarily incidental to any aforesaid permitted use.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

**SECTION 2303 CONDITIONAL USES**

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Automobile Body Shop.
- B. Automobile Repair Garage.
- C. Automobile Transmission Facility.
- D. Equipment Rental, Sales and Service.
- E. Retail establishments, whose primary product is associated with Building and/or Home Improvement, as regulated by Section 2304 (N).
- F. Truck and motor freight terminals and hauling services.

G. Truck Sales, Service and Rental.

**SECTION 2304**

**MINIMUM PERFORMANCE STANDARDS -**

In addition to other applicable requirements contained in this zoning resolution, the following standards shall apply to all uses within the "I-1" District.

- A. The business or industrial activity shall be conducted wholly within a completely enclosed building, and all outdoor storage shall be prohibited; except for those conditional uses authorized by the Board of Zoning Appeals, where the Board finds that outdoor storage is intrinsically associated with the business operation.
- B. No noise from any operation conducted on the premises, either continuous or intermittent shall violate the provisions of Article 44.
- C. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be taken.
- D. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Montgomery County Health Department. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, oiling, or other acceptable means.
- E. There will be no emission of odors or odor causing substances which can be detected without the use of instruments at or beyond the lot lines.
- F. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- G. Where the property lines separate a Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be

provided along the common lot line, which may consist of any of the following:

1. An evergreen hedge used with a chain link fence. Such hedge shall not be less than three (3) feet in height.
  2. A solid fence of a non-deteriorating material.
  3. Masonry wall.
- H. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon property located in any Residential District or upon any public street.
- I. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- J. No raw materials shall be processed into any of the following basic products: metals of any kind, glass, plastic, textiles, leather or paper.
- K. All premises shall be furnished with all weather hard surface walks of a material such as bituminous or portland cement concrete, wood, tile, terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- L. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other material shall be permitted subject to the following conditions:
1. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted; but only if said materials or products are stored, utilized or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
  2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and

protective devices against hazards of fire and explosion, as well as with adequate fire fighting and suppression equipment and devices standard to industry involved. All above ground storage shall be in enclosed fireproof vaults.

3. The storage, utilization or manufacture of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation is prohibited.
4. The manufacture of flammable liquids or materials which produce flammable or explosive vapors of gases is prohibited.
5. The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or gases shall be permitted on any lot in strict conformance with the applicable regulations set forth in the "Ohio Rules and Regulations of the Division of the State Fire Marshall for the manufacture, storage, handling, sale and transportation or flammable and combustible liquids." Furthermore the following table shall establish minimum quantities of flammable materials in gallons:

<b>CLOSED CUP FLASH POINT IN DEGREES F</b>	<b>ABOVE GROUND</b>	<b>BELOW GROUND</b>
Class I below 100' F.	I Not Permitted	20,000
Class II above 100' F. and below 140'.	II 1,000	40,000
Class III above 140' F.	III 5,000	80,000

Note: If this table conflicts with above State Fire Marshall Regulations the more restrictive will apply.

- M. The handling of radioactive material, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with:
  - 1. The applicable regulations of the Energy Research and Development Administration.
  - 2. The applicable regulations of any instrumentality of the State of Ohio.
  
- N. Retail Establishments whose primary product is associated with Building and/or Home Improvement.
  - 1. In addition to the other requirements of Section 2304, the aforementioned use:
    - a. Shall not be located on any street having less than an eighty-two (82) foot right-of-way, as shown on the Official Thoroughfare Plan for Montgomery County.
    - b. Shall have access to the site directly off a street having a minimum right-of-way of (82) feet, as shown on the Official Thoroughfare Plan for Montgomery County.
    - c. Loading docks shall be located only to the side or rear of the building, and in no case shall loading docks be located in the area between the front building line and the street right-of-way line.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

**SECTION 2305 DEVELOPMENT STANDARDS**

In addition to provisions of Chapters VIII and IX, General Regulations and Special Regulations, the following standards for arrangement and development of land and buildings are required in the "I-1" Light Industrial District.

**2305.01 HEIGHT REGULATIONS**

No structure shall exceed forth (40) feet in height.

**2305.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS**

he following minimum requirements shall be observed.

Lot Area	None
Lot Frontage	100
Front Yard Depth	25 ft. *
Side Yard	A side yard shall be required adjacent to a Residential or a Planned Residential District. Such side yard shall be equal to twice the height of the structure with a minimum requirement of twenty (20) feet and a maximum requirement of forty (40) feet.
Rear Yard	A rear yard shall be required adjacent to a Residential or a Planned Residential District. Such side yard shall be equal to twice the height of the structure with a minimum requirement of twenty (20) feet and a maximum requirement of fifty (50) feet.  If a use is to be serviced from the rear, the yard shall be at least fifty (50) feet deep.

**2305.03 MAXIMUM LOT COVERAGE**

Fifty (50) percent of lot area.

**2305.04 MAXIMUM FLOOR AREA RATIO**

0.5

\*The front yard depth shall be measured from the established right-of-way lines as shown on the **Official Thoroughfare Plan for Montgomery County**.