

## ARTICLE 24

### "I-2" GENERAL INDUSTRIAL DISTRICT

#### PREAMBLE

This district has been established to accommodate a broad range of industrial activities, diverse in products, operational techniques and size, which have a greater impact upon their environment than those permitted in an "I-1" district.

#### SECTION 2401 PRINCIPAL PERMITTED USES

- A. Any use permitted in Section 2301. The Required Conditions of Section 2404 shall be applicable.
- B. The manufacturing, compounding, assembling or treatment (or any combination of such processes) of articles or products from the following previously prepared materials:
  - 1. Light metal products, excluding structural steel and foundry products.
  - 2. Pharmaceutical products, including cosmetics, toiletries and the compounding of perfumes, but excluding the manufacture of soap from raw materials.
- C. 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 25.
  - 1. Bus garages, repair and storage.
  - 2. Cement block and formed products manufacturing.
  - 3. Building material sales and storage facilities.
  - 4. Cold storage plants.
  - 5. Concrete mixing plants.
  - 6. Contractor sales, storage and equipment yards, but excluding salvage material or debris.
  - 7. Motor vehicle repair and storage facilities.
  - 8. Sawing and planing mills.
  - 9. Trucking and motor freight terminals.

SECTION 2402 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 2403 CONDITIONAL USES

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

- A. Bulk storage of corrosive acids and acid derivatives and bulk storage stations for liquid fuels, petroleum products, petroleum and volatile oils, in accordance with Section 2405 hereof.
- B. Extraction of sand and gravel and other raw materials subject to the provisions of Chapter IX, Article 45.

SECTION 2404 REQUIRED CONDITIONS

No zoning certificate shall be issued for an "I-2" use, until the applicant shall have certified to the Zoning Inspector that:

- A. Where the property lines separate an 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.
- 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 animals 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 Combined General Health District. 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. The emission of odors or odor-causing substances shall not violate the standards and regulations of the Montgomery County Combined General Health District.
- F. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- G. Any operation that produces intense glare or heat shall be performed within a completed enclosed building or structure and exposed sources of light shall be screened so as not to be detectable at the lot line.
- 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. All premises shall be furnished with all weather hard surface walks of a material such as bituminous or portland cement concrete, asphalt, wood, tile, terrazzo, or similar material and, except for parking areas, the grounds shall be planted and landscaped.
- K. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials 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 the industry involved.
  - 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 or gases is prohibited.
  - 5. The storage and utilization of flammable liquids or 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 of Flammable and Combustible Liquids."

- L. The handling of radioactive materials, 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 governing Federal agency.
  - 2. The applicable regulations of any instrumentality of the State of Ohio.
- M. Material or merchandise stored or stockpiled in unsheltered storage bins or outside storage piles or pits shall not exceed a height limit of twenty (20) feet above normal ground level at that point and said storage area shall not be located closer than fifty (50) feet from any property zoned for residential purposes.

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 2405 DEVELOPMENT STANDARDS

The 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-2" General Industrial District.

2405.01 HEIGHT REGULATIONS

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

2405.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS

A. The following minimum requirements shall be observed:

- 1. Lot Area None
- 2. Lot Frontage Minimum 100 ft\*
- 3. Yards (minimum)

Front Yard Depth\*\* 50 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 rear 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.

2405.03      MAXIMUM LOT COVERAGE

Fifty (50) percent of lot area.

2405.04      MAXIMUM FLOOR AREA RATIO

0.5 - Calculated as total covered area on all floors of all buildings / area of the plot

\*Or such lesser frontage as will permit compliance with the Side Yard and Off-Street Parking Requirements.

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