

ARTICLE 25

"I-3" HEAVY INDUSTRIAL DISTRICT

PREAMBLE

This district is established to accommodate industrial uses not provided for in other Industrial Zoning Districts.

SECTION 2501 PRINCIPAL PERMITTED USES

- A. Any use permitted in Section 2401. The Required Conditions of Section 2505 shall be applicable.
- B. Any industrial activity, such as those enumerated below as examples, which fulfills all the requirements of the other sections of this Article.
 - 1. Asphalt or asphalt products.
 - 2. Ammonia or chlorine manufacturing and storage.
 - 3. Boiler shops.
 - 4. Celluloid or cellulose products and manufacturing.
 - 5. Cement, lime or lime products manufacturing.
 - 6. Coal tar and creosote manufacturing.
 - 7. Coke ovens.
 - 8. Drop-forge plants.
 - 9. Fat rendering.
 - 10. Fertilizer manufacturing.
 - 11. Foundries and foundry products.
 - 12. Garbage or offal reduction or transfer.
 - 13. Glue manufacturing.
 - 14. Incinerators.
 - 15. Petroleum refining plants.

16. Rubber manufacturing from crude or scrap material or the manufacturing of articles therefrom.
17. Sewage treatment plants.
18. Soap and detergent manufacturing from raw materials.
19. Stockyards and slaughterhouses.
20. Stone products processing and manufacturing.
21. Turpentine, varnish or paint manufacturing.

SECTION 2502 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 2503 CONDITIONAL USES

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

- A. The following uses subject to the conditions for Conditional Uses Section 2504 A.
 1. Manufacturing and bulk storage of corrosive acids and derivatives and bulk storage stations for liquid fuels, petroleum products, petroleum and volatile oils.
 2. Manufacturing of flammable liquids or materials which produce flammable or explosive vapors or gases.
 3. Storage, utilization or manufacturing of pyrophoric and explosive powders and dusts and of materials and products which decompose by detonation.
- B. The following use subject to the conditions for Conditional Uses Section 2504 B.
 1. Junk yards.
- C. Extraction of sand and gravel and other raw materials subject to the provisions of Chapter IX, Article 45.

SECTION 2504 CONDITIONS FOR CONDITIONAL USES

- A. Uses of the type exemplified by Section 2503 A, shall be confined to tracts located at least

one thousand (1,000) feet from any property where residents are permitted by this Zoning Resolution.

- B. Junk yards subject to the requirements of Section 2503 B shall be confined to tracts located at least six hundred (600) feet from any property zoned for residential purposes, shall observe a fifty (50) foot front yard setback, and shall comply with Chapter 4737, of the Revised Code of State of Ohio.

SECTION 2505 REQUIRED CONDITIONS

No zoning certificate shall be issued for an "I-3" 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 emission 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 completely 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. 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 only if said materials or products are stored, utilized or manufactured within completely enclosed building 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 protect 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 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."
- K. 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.
- L. 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 2506 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-3" Heavy Industrial District.

2506.01 HEIGHT REGULATIONS

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

2506.02 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.

2506.03 MAXIMUM LOT COVERAGE

Fifty (50) percent of lot area.

2506.04 MAXIMUM FLOOR AREA RATIO

0.75 - 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.