

CHAPTER 1169

I-1 Light Industrial District

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CROSS REFERENCES

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Off-street parking and loading - see P.& Z. Ch. 1183

Commercial television and radio towers - see P.& Z. 1183.01(a)

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Signs - see P.& Z. 1187.03

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Access to major thoroughfare or collector streets - see P.& Z. 1187.11

1169.01 INTENT.

(a) The I-1 Light Industrial District is designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, is not permitted.

(b) The general goals of this use district include, among others, the following specific purposes:

(1) To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of manufacturing and related uses.

(2) To protect abutting residential districts by separating them from manufacturing activities, and by prohibiting the use of such industrial areas for new residential development.

(3) To promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable influences.

(4) To promote the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue.

(Ord. 82-1970. Passed 11-2-70.)

1169.02 PRINCIPAL USES PERMITTED.

In a Light Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance.

(a) Any use charged with the principal function of basic research, design and pilot or experimental product development when conducted within a completely enclosed building.

(b) Any of the following uses when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding or processing shall be totally obscured by a wall on those sides abutting R-1 through R-3, R-T, RM, O-1, O-2, B-1, B-2 and B-3 Districts, and on any front yard abutting a public thoroughfare except as otherwise provided in Section 1187.07. In I-1 Districts, the extent of such a wall may be determined by the Planning Commission on the basis of usage. Such a wall shall not be less than four feet six inches in height and may, depending upon land usage, be required to be eight feet in height, and shall be subject further to the requirements of Section 1187.07. A chain link fence, with intense evergreen shrub planting, shall be considered an obscuring wall. The height shall be determined in the same manner as the wall height is above set forth.

(1) Warehousing and wholesale establishments and trucking facilities.

(2) The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, hardware and cutlery, tool, die, gauge and machine shops.

(3) The manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns.

(4) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.

(5) The manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other molded rubber products.

(6) The manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.

(7) Laboratories - experimental or testing.

(8) The manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.

(9) Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at

retail.

(10) All public utilities, including buildings, necessary structures, storage yards and other related uses.

(c) Warehouse, storage and transfer and electric and gas service buildings and yards. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations and gas regulator stations. Water supply and sewage disposal plants. Water and gas tank holders. Railroad transfer and storage tracks. Railroad rights of way. Freight terminals.

(d) Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all Residential or Business Districts, and on any yard abutting a public thoroughfare. In any I-1 District, the extent of such fence or wall may be determined by the Planning Commission on the basis of usage. Such fence or wall shall not be less than five feet in height, and may, depending on land usage, be required to be eight feet in height. A chain link type fence, with heavy evergreen shrubbery inside of such fence shall be considered to be an obscuring fence.

(e) Municipal uses such as water treatment plants and reservoirs, sewage treatment plants and all other Municipal buildings and uses, including outdoor storage.

(f) Commercial kennels.

(g) Greenhouses.

(h) Trade or industrial schools.

(i) Freestanding non-accessory signs.

(j) Other uses of a similar and no more objectionable character to the above uses.

(k) Accessory buildings and uses customarily incident to any of the above permitted uses.

(Ord. 82-1970. Passed 11-2-70.)

1169.03 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission.

(a) Auto engine and body repair, and undercoating shops when completely enclosed.

(b) Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the I-1 District.

(c) Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.

(d) Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities, such as, but not limited to lumber yard, building materials outlet, upholsterer, cabinet maker, outdoor boat, house trailer, automobile garage or agricultural implement sales, or serve convenience needs of the industrial district, such as, but not limited to eating and drinking establishments, bank, savings and loan association, credit union, automobile service station, motel or bowling alley, trade or industrial school or industrial clinic.

(e) Food processing.

(f) The refining of waste lubricating oil, including waste hydraulic oil, subject to the following conditions:

(1) The refining operation shall be limited only to the storage and refining of waste lubricating oil, including waste hydraulic oil. The processing, refining, distillation, or storage of any other type of petroleum or other flammable or combustible liquid shall be expressly prohibited.

(2) A written description of the proposed waste oil refining facility, including a preliminary site plan, shall be submitted for review by the Planning Commission. The submission shall contain information sufficient to enable the Planning Commission to determine the proposed facility's compliance with the requirements of this section.

(3) The refining operation shall be conducted wholly within a completely enclosed building.

(4) The above ground storage of those petroleum products either used or produced in the waste oil refining process shall be permitted, provided that such storage does not constitute a health or safety hazard, and further, that such storage facilities conform to all State and local fire and building codes.

(5) No land or buildings shall be used or occupied in any manner which creates dangerous, injurious, noxious or otherwise objectionable conditions which could adversely affect the surrounding or adjoining premises. Any use permitted under 1169.03(f) may be undertaken and maintained, if acceptable measures and safeguards are implemented to reduce dangerous and objectionable conditions to acceptable limits as established by the following performance requirements:

A. Fire hazards. Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire prevention equipment and such safety devices as are normally used in the handling of such material. Such hazards shall be kept removed from adjacent activities to a distance which complies with the requirements of State and local fire and building codes.

B. Air pollution. No pollution of air by fly-ash, dust, vapors, odors, smoke or other substances shall be permitted which is harmful to health, animals, vegetation, or other property. Prior to the issuance of a building permit for the proposed facility, the City shall require the submission of an approved "permit to install" as granted by the Ohio Environmental Protection Agency.

C. Hazardous materials. The receiving or processing of any hazardous waste materials, as defined in 40 CFR Part 261, Subpart D, shall be expressly prohibited.

D. Water pollution. Water pollution shall be subject to the requirements and regulations established by the Ohio Environmental Protection Agency.

E. Enforcement provisions. Prior to the approval of the site plan and issuance of the building permit, the City Site Plan Review Committee may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in the processing and equipment operations are to be eliminated or reduced to acceptable limits and tolerances.

(6) The permitted use shall be located not less than 1600 feet from flood processing facility, 600 feet from any Residential District and not less than 200 feet from any other non-Industrial District.

(7) All permitted refining, processing, and storage facilities shall be entirely enclosed by an obscuring wall, eight feet in height, around the perimeter of such facilities. A chain link fence, with intense evergreen shrub planting, shall be considered an obscuring wall.

(8) The maximum size parcel of land involved in such a permitted use, including required setbacks, processing and storage facilities, off-street parking areas, office facilities, and other open space areas, shall not exceed six acres in size.

(Ord. 124-1989. Passed 8-7-89.)

(g) Class IV solid waste composting facilities.

(Ord. 138-1994. Passed 7-18-94.)

1169.04 AREA AND BULK REQUIREMENTS.

See Section 1177.01 limiting the height and bulk of buildings, the minimum size of lot by permitted land use and providing minimum yard setback requirements.

(Ord. 82-1970. Passed 11-2-70.)