

ARTICLE 30 I INDUSTRIAL DISTRICT

30.01 PURPOSE

This district is designed to accommodate a broad range of industrial activities diverse in products, operational techniques and size which have a minimal impact upon their environment but need to be separated from residential uses due to their more intensive nature.

30.02 PRINCIPALLY PERMITTED USES

Principally permitted uses are as follows:

- A. Light Manufacturing.
- B. Office.
- C. Agriculture; as per ORC 519.21 and as regulated in Section 7.31. (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).
- D. Medical and Dental Laboratories.
- E. Automotive Service and Repairs.
- F. Automobile, Motorcycle, Recreational Vehicle, Truck, Trailer and Farm Implement Sales; New or Used.
- G. Warehouse.
- H. Research and Development Laboratories.
- I. Construction Services.
- J. Wireless Telecommunications Towers.

30.03 PERMITTED ACCESSORY USES

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated in Article 40.
- B. Roadside Stands.

- C. Day Care (provided that such facility does not exceed 25% of the total floor area of the principal use).
- D. Personal Services (provided that such facility does not exceed 25% of the total floor area of the principal use).
- E. Financial Institutions (provided that such facility does not exceed 25% of the total floor area of the principal use).
- F. Retail Business (provided that such facility does not exceed 25% of the total floor area of the principal use).
- G. Restaurants (provided that such facility does not exceed 25% of the total floor area of the principal use).
- H. Any use or structure customarily accessory and incidental to any of the permitted uses.

30.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Airports.
- B. Retail Business.
- C. Non-Commercial Recreation.
- D. Commercial Recreation.
- E. Government Buildings.
- F. Automotive Filling Stations.
- G. Commercial Entertainment.
- H. Wholesale Business.
- I. Quarries, Mining and Gravel Pits.
- J. Adult Entertainment Establishment as regulated by Section 7.16.
- K. Sanitary Landfills.
- L. Construction Services Storage Yard.

- M. Maintenance and Storage Facility.
- N. Recreational Vehicle Storage Facility.
- O. Veterinary Hospital or Clinic with or without outdoor runs; as regulated in Section 7.34.
- P. Educational Institutions.
- Q. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.
- R. Outdoor Storage as a principal use.
- S. Self-Service Storage Facility.
- T. Uses similar to those indicated in this District.

30.05 MINIMUM LOT AREA AND WIDTH

There shall be no minimum lot area or width for properties in the I Industrial District.

30.06 MINIMUM FRONT YARD SETBACK

The minimum front yard setback for properties in the I Industrial District shall be 50 feet.

30.07 MINIMUM SIDE YARD SETBACK

The minimum side yard setback for properties in the I Industrial District shall be 20 feet, unless abutting a residential district, then the minimum side yard setback shall be 100 feet.

30.08 MINIMUM REAR YARD SETBACK

The minimum rear yard setback for properties in the I Industrial District shall be 20 feet, unless abutting a residential district, then the minimum rear yard setback shall be 100 feet.

30.09 MAXIMUM HEIGHT REGULATIONS

The maximum height regulations for properties in the I Industrial District shall be as follows:

- A. No principal structure shall exceed 40 feet in height.

- B. No accessory structure shall exceed 25 feet in height.

30.10 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be required as is specified in Article 8, Off-Street Parking and Loading.

30.12 ADDITIONAL REQUIREMENTS

- A. All new development and redevelopment shall be subject to the site plan review process as outlined in Article 38.
- B. Outdoor storage and dumpsters shall conform to the regulations of Article 7.
- C. Sidewalks and pedestrian connections shall be provided in accordance with Article 8.
- D. Mechanical equipment, transformers, and other utility hardware shall be screened from public view.
- E. All uses in the I Industrial District shall comply with the Environmental Performance Standards in Article 7.