

SECTION 18 – I DISTRICT – INDUSTRIAL AND MANUFACTURING

(Amended October 3, 1994, effective November 3, 1994),
(Revised effective 3/21/05), (Revised Effective 4/6/06), (Revised effective 3/07/2011)

18.01 Permitted Uses: The following uses and no other shall be deemed Class I uses and be permitted in all I Districts:

1. Any use permitted in a B-1 district except residential. (Effective 3/21/05)
2. Administrative offices
Laboratories and research facilities
Sales & service of construction equipment, farm machines, recreational vehicles and other large equipment
Dry cleaning, carpet cleanings, towel supply
Wholesale establishments, including greenhouses
Vehicle and equipment repair services, including motor and auto body repair and appliance repair
Printing & Publishing
Warehouse/distribution facility
Food & drink preparation, production & storage
Fabrication and assembly operations
Machine shop
Public utility substation
Public safety facility, public road maintenance facility
Transmission tower & related facilities
Indoor recreational facility
Veterinarian office, animal hospital, kennel
Roadside stands per Section 33 of this Resolution and ORC 519.21
Small Wind Farms and Solar Panels as an accessory use per Section 33 of this Resolution

18.02 Size, Setback and height requirements:

Minimum lot area: one and one-half acre

Minimum lot width: one hundred fifty (150) feet

Minimum landscaped open space: twenty percent of the front yard, or a minimum of twelve feet for required frontage width.

Minimum front yard Building or Structure setback depth: sixty (60) feet. Onsite storage is prohibited within the front setback area.

Minimum side/rear yard Building or Structure setback abutting nonresidential district: twenty (20) feet

Minimum side/rear yard Building or Structure setback abutting residential district: sixty (60) feet

Parking setback required, front yard: twenty feet from right-of-way

Minimum yard from parking or onsite storage to nonresidential district: five feet

Minimum yard from parking or onsite storage to residential district: forty feet

Maximum height of principal or accessory use: thirty-five feet

Waste Materials: Waste material shall not be discharged onto or into the ground or onto or into a body of water or stream unless treated or controlled so the solid substances shall not exceed the amount permitted and shall be in compliance with any regulations by the current federal, state, county or controlling agencies. (Effective 3/21/05)

Waste Receptacles: All solid, liquid, or gas waste products resulting from any permitted principal, conditional, or accessory use shall be disposed of off site, stored in buildings or completely enclosed in containers and shall be in compliance according to all regulations of current federal, state, county, local or any controlling agencies. (Effective 3/21/05)

Truck Loading Docks: Truck loading docks shall be recessed, open or enclosed sufficiently to prohibit any part of a truck from extending past the front of the building.

Off Street Parking Minimum Requirement

One space per 800 square feet of general industrial building use.

One space per 250 square feet of office/administrative or laboratory building use.
(Effective 3/21/05)

18.03 Performance Standards:

1. All uses allowed in the Industrial District shall conform to the performance standards in this section. The purpose of such standards is to permit potential industrial nuisances to be measured, factually and objectively, to ensure that all industries will provide methods to protect the community from hazards and nuisances which can be prevented by processes of control and nuisance elimination, and to protect industries from arbitrary exclusion or persecution based solely on nuisance production,

A. Glare and Heat. Any operation producing intense glare or heat shall be conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat imperceptible from any point along the property line.

B. Vibration. Industrial operations shall cause no inherent and recurring generated vibration perceptible without instruments at any point along the property line. Transportation facilities or temporary construction are excluded from this restriction.

C. Light. Exterior lighting, except for overhead street lighting and warning, emergency, or traffic signals, shall be installed in such a manner that the light source will be sufficiently obscured to prevent glare on public streets and walkways or into any residential area. The installation or erection of any lighting which may be confused with warning signals, emergency signals, or traffic signals shall be prohibited.

D. Smoke emissions

a. No person shall emit or cause to be emitted into the atmosphere from any air contamination source of emission whatsoever any air contaminant which is of such a shade or density to obscure an observer's vision to a degree in excess of 20 percent opacity.

b. Emissions from fireplaces used for non-commercial or recreational purposes shall be exempt.

c. This section shall not apply to emissions during the buildup or a new fire, cleaning of fires, soot blowing, start-up, any process modification or adjustment or occasional cleaning of control equipment, the shade or appearance of which is not darker than an equivalent opacity so as to obscure an observer's view to a degree not greater than forty (40) percent for a period or periods aggregating no more than three (30) minutes in any one (1) hour.

d. This section does not apply to fugitive dust

E. Odor emissions. No person, wherever located, shall cause or allow the emission of odorous air contaminants from any single source to result in noxious odors to produce a public nuisance or hazard beyond the lot lines of the source.

F. Particle emission. No particles of fly ash shall exceed two-tenths (0.2) grain per cubic foot of flue gas at a stack temperature of five hundred (500) degrees Fahrenheit.

G. Hazardous materials. If the proposed users or tenants of the project are known to use and/or store hazardous materials (including hazardous wastes) on-site, the project shall be designed to comply with all fire and building codes for the hazardous materials used and adequate precautions shall be taken to protect against negative off-site impacts of a hazardous materials release, using the best available technology.

H. Electromagnetic interference. No use, activity, or process shall be conducted which produces electric and/or magnetic fields which adversely affect public health, safety, and welfare including but not limited to interference with radio, telephone, or television reception from off the premises where the activity is conducted.

I. Noise. Sound levels shall be measured with a sound-level meter and associated octave band filter manufactured accordingly to standards prescribed by the American Standards Association. Measurements shall be made using the flat network of the sound-level meter. Impulsive type noises shall be subject to the prescribed performance standards, provided that such noises shall be capable of being accurately measured with such equipment. Noises capable of being so measured; for the purpose of this Resolution shall be those noises which cause

rapid fluctuations of the needle of the sound-level meter with a variation of no more than plus or minus two decibels. Noises incapable of being so measured, such as those of an irregular or intermittent nature shall be controlled not to become a nuisance to adjacent uses.

18.04 Screening and Landscaping:

See also Section 26 of this Resolution: The more stringent requirements shall apply.

18.05 Parking Facilities:

See also Section 25 of this Resolution, the more stringent requirements shall apply.

18.06 Site Development Plan Review:

Site Development Plan Review and approval per Section 30 required. (Effective 4/6/06)

18.07 Natural Resource Protection: - Site development plan be in accordance with Section 31 of this Resolution.