

SECTION 342 - (RI) RESTRICTED INDUSTRIAL DISTRICT REGULATIONS

342.02 - PERMITTED USE - The following uses shall be permitted in the RESTRICTED INDUSTRIAL DISTRICT.

342.021 - Manufacturing

- 152 Residential Building Contractors
- 203 Canning and Preserving Fruits, Vegetables, and Sea Foods (except 2031, Canned and Cured Sea Foods, and 2036, Fresh or Frozen Packaged Fish)
- 205 Bakery Products
- 2071 Candy and Other Confectionery Products
- 23 Apparel and other textile products
- 27 Printing and Publishing
- 283 Drugs

- 314 Footwear, except Rubber
- 315 Leather Gloves and Mittens
- 316 Luggage
- 317 Handbags and other Personal Leather Goods
- 323 Glass Products, made of Purchased Glass
- 342 Cutlery, Hand Tools and Hardware
- 345 Screw machine products
- 3571 Electronic computers
- 3575 Computer terminals
- 3578 Calculating and Accounting Equipment
- 366 Communication Equipment
- 367 Electronic Components and Accessories
- 38 Instruments and related products
- 39 Miscellaneous small manufacturing industries

- 412 Taxicabs
- 43 US Postal Service
- 44 Water Transportation
- 48 Communication Services

342.022 - Wholesaling

- 502 Furniture and Home Furnishings
- 503 Dry Goods and Apparel
- 504 Groceries and Related Products
- 506 Electrical Goods
- 507 Hardware and Plumbing and Heating Equipment and Supplies
- 508 Machinery, Equipment and Supplies

- 5094 Tobacco and its Products
- 5095 Beer, Wine, and Distilled Alcoholic Beverages
- 5096 Paper and its Products
- 5097 Furniture and Home Furnishings
- 58 Eating and Drinking Places (except those allowing adult entertainment).

342.03 - CONDITIONAL USE - The following uses shall be allowed in the RESTRICTED INDUSTRIAL DISTRICT, subject to approval in accordance with SECTION 815, ARTICLE VIII.

342.031 - Laboratories - provided the following conditions are met:

- 1.) No radioactive or hazardous waste is generated or stored within five hundred (500) feet of a residence.
- 2.) No electronic, electric or magnetic interference is generated which exceeds the limits of the property lines.

7391 Research, Development and Testing Laboratories

342.032 - Other

342.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the RESTRICTED INDUSTRIAL DISTRICT.

342.041 - Minimum Lot Size

- a.) There is no minimum lot size if public water and sanitary sewer are provided. If they are not provided, minimum lot size shall be forty thousand (40,000) square feet or larger, according to the requirements for on site wastewater treatment systems.
- b.) Lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS and the following provisions:
 - 1) **Enclosure** - A use allowed in this district shall operate entirely within an enclosed structure, emitting no dust, smoke, noxious odor or fumes outside this structure, and producing a noise level audible at the property line no greater than the average noise level occurring on any adjacent street.
 - 2) **Screening Exterior Uses** - Open service areas and loading docks shall be screened by walls or fences at least six (6) feet but not more than eight (8) feet in height. These walls or fences shall have an opaqueness of seventy-five percent (75%) or more, so as to effectively conceal service and loading operations from adjoining streets and from a Residential Zoning District or a Planned Development District as listed in SECTION 201, ARTICLE II.

342.042 - Minimum Lot Width - All lots shall have adequate lot width to provide the yard space required by these DEVELOPMENT STANDARDS. All lots must have at least one hundred (100) feet of frontage on an accepted public street or fifty (50) feet of frontage on an approved private industrial street.

342.043 - Minimum Side Yards - (For main and accessory structures, parking and open service and loading areas) :

Minimum side yard shall be provided as follows:

- a.) One-third (1/3) the sum of the height and length of the wall most parallel to the interior lot line, or fifteen (15) feet, whichever is greater. If fireproof industrial walls are used on abutting industrial lots, the side yard may be reduced to zero (0).
- b.) One-third (1/3) the sum of the height and length of the wall most parallel to the exterior lot line abutting a residential or planned district or twenty-five (25) feet, whichever is greater.

342.044 - Rear Yards - (For main and accessory structures) - A minimum rear yard shall be provided equal to the following:

- a.) One-third (1/3) the sum of the height and length of the wall most nearly parallel to the interior lot line, or fifteen (15) feet, whichever is greater.
- b.) One-third (1/3) the sum of the height and length of the wall most nearly parallel to the exterior lot line when adjacent to a residential or planned district, or twenty-five (25) feet, whichever is greater.

342.045 - Maximum Building Height – Forty (40) feet

342.046 - Front Green Belt - A landscaped area of at least thirty (30) feet in width shall be provided between the existing street right-of-way line, or the right of way line as depicted on the Franklin County Thoroughfare Plan, whichever is greater, and any structure or paved area. Green belts shall supersede any parking encroachment into setbacks permitted under Section 504.012; the greenbelt shall be provided.

342.047 - Minimum Landscaped Open Space – Thirty percent (30%) of the lot area must be landscaped open space in accordance with a landscape plan by a registered landscape architect.

SECTION 344 - (LI) LIMITED INDUSTRIAL DISTRICT REGULATIONS

344.02 - PERMITTED USE - The following uses shall be permitted in the LIMITED INDUSTRIAL DISTRICT.

344.021 - Restricted Industrial Districts - Any PERMITTED USE of the RESTRICTED INDUSTRIAL DISTRICT shall be permitted in the LIMITED INDUSTRIAL DISTRICT.

344.022 - Manufacturing

- 15 Building Construction; General contractors and Operative Builders
- 16 Heavy Construction Contractors
- 17 Special Trade Contractors, except demolition landfills

- 2013 Sausages and Other Prepared Meat Products
- 202 Dairy Products
- 204 Grain Mill Products
- 208 Beverage Industries
- 22 Textile Products
- 24 Lumber and Wood Products
- 25 Furniture and fixtures
- 264 Converted Paper and Paperboard Products, except Containers and Boxes
- 265 Paperboard Containers and Boxes
- 267 Misc. corrugated paper products

- 313 Boot and Shoe Cut Stock and Findings
- 319 Leather Goods, not elsewhere classified
- 326 Pottery and related products
- 328 Cut Stone
- 336 Nonferrous Foundries
- 3444 Sheet Metal Work
- 3591 Machine Shops, Jobbing and Repair
- 363 Household Appliances
- 364 Electric Lighting and Wiring Equipment
- 365 Household audio and video equipment
- 369 Miscellaneous Electrical Machinery, Equipment and Supplies
- 37 Transportation Equipment
- 393 Musical Instruments and Parts
- 394 Toys, Amusements, Sporting and Athletic Goods
- 395 Pens, Pencils and Other Office and Artists' Materials
- 396 Costume Jewelry, Costume Novelties, Button and Miscellaneous Notions, except Precious Metal
- 398 Miscellaneous Manufacturing Industries
- 399 Manufacturing Industries, not elsewhere classified

- 40 Railroads
- 41 Local and interurban transit
- 42 Trucking and Warehousing
- 43 US Postal Service
- 45 Transportation by air
- 46 Pipelines, except natural gas
- 47 Transportation Services
- 49 Electric, Gas and Sanitary services, except sanitary landfills and waste disposal sites, which require Exceptional Use zoning

- 50 Wholesale Trade, durable goods
- 51 Wholesale trade, non-durable goods
- 598 Fuel dealers

344.03 - Other Permitted uses

344.032 - Commercial Establishments - Commercial establishments normally associated with and intended to serve the industrial establishments of their employees.

- 581 Eating and Drinking Places

- 602 Commercial and Stock Savings Banks
- 612 Savings and Loan Associations
- 614 Personal Credit Institutions
- 615 Business Credit Institutions

- 801 Offices of Physicians and Surgeons
- 802 Offices of Dentists and Dental Surgeons
- 803 Offices of Osteopathic Physicians
- 807 Medical and Allied Services
- 891 Engineering and Architectural Services
- 893 Accounting, Auditing, and Bookkeeping Services

- 9999 Adult entertainment, according to the standards of 328.02.

344.033 - Administrative Offices - Administrative offices primarily engaged in general administrative supervision, purchasing, accounting and other management functions.

344.034 - Personal and Consumer Services - Personal services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption intended to serve the industrial establishments or their employees.

Personal

- 723 Beauty Shops
- 724 Barber Shops

- 725 Shoe Repair Shops, Shoe Shine Parlors, and Hat Cleaning Shops
- 727 Pressing, Alterations and Garment Repair
- 729 Miscellaneous Personal Services

Business

- 731 Advertising
- 732 Consumer Credit Reporting Agencies, Mercantile Reporting Agencies, and Adjustment and Collecting Agencies
- 733 Duplicating, Addressing, Blueprinting, Photocopying, Mailing, Mailing List, and Stenographic Services
- 736 Private Employment Agencies
- 739 Business Services, not elsewhere classified (except 7391, Research, Development, and Testing Laboratories)

344.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the LIMITED INDUSTRIAL DISTRICT.

344.041 - Minimum Lot Size

- a.) There is no minimum lot size if public water and sanitary sewer are provided. If they are not provided, minimum lot size shall be forty thousand (40,000) square feet, or larger according to the requirements for on-site wastewater treatment systems.
- b.) Lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS and the following provisions:
 - 1.) Enclosure- a use allowed in this district shall entirely enclose its primary operation within a structure. Walls or fences shall screen open storage and service areas and loading docks at least six (6) feet but not more than twelve (12) feet in height. These walls or fences shall have an opaqueness of eighty percent (80%) or more, so as to effectively conceal production, storage, service, and loading operations from adjoining streets and from a Residential Zoning District or a Planned Development District as listed in SECTION 201, ARTICLE II.
 - 2) PERMITTED USES of this district may be developed in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

344.042 - Minimum Lot Width - All lots shall have adequate lot width to provide the yard space required by these DEVELOPMENT STANDARDS. All lots must have at least one hundred (100) feet of frontage on either an accepted public street, or fifty (50) feet of frontage on approved private Industrial Street.