

ARTICLE 23. "I-1" LIGHT INDUSTRIAL DISTRICT

Preamble. This district has been established to accommodate industrial uses which will have a minimum impact upon their environment.

Section 23.1 Principal Permitted Uses.

- A.** See the Use Matrix Table, Appendix A

Section 23.2 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 23.3 Conditional Use.

The following Conditional Uses subject to approval in accordance with Section 4.6.

- A.** See the Use Matrix Table, Appendix A

Section 23.4 Minimum Performance Standards.

In addition to other applicable requirements contained in this zoning resolution, the following standards shall apply to all uses within the "I-1" District.

- A.** The business or industrial activity shall be conducted wholly within a completely enclosed building, and all outdoor storage shall be prohibited; except for those conditional uses authorized by the Board of Zoning Appeals, where the Board finds that outdoor storage is intrinsically associated with the business operation.
- B.** No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 41.
- C.** No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions 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 Health Department. 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.** There will be no emission of odors or odor causing substances which can be detected without the use of instruments at or beyond the lot lines.
- F.** There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- G.** Where the property lines separate an Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six 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 feet in height.
 - 2.** A solid fence of a non-deteriorating material.
 - 3.** Masonry wall.
- 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 as granted through conditional use approval that a watchman or custodian may reside on the premises.
- J.** No raw materials shall be processed into any of the following basic products: metals of any kind, glass, plastic, textiles, leather, or paper.
- K.** All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, terrazzo, or similar material, and except for parking areas; the grounds shall be planted and landscaped.
- L.** 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; but only if said materials or products are stored, utilized, or manufactured within completely enclosed buildings 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 protective devices against hazards of fire and explosion, as well as with adequate firefighting and suppression equipment and devices standard to industry involved. All above ground storage shall be in enclosed fireproof vaults.

3. The storage, utilization or manufacture of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation is prohibited.
4. The manufacture of flammable liquids or materials which produce flammable or explosive vapors or gases is prohibited.
5. The storage and utilization of flammable liquids, or of 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 or flammable and combustible liquids." Furthermore, the following table shall establish minimum quantities of flammable materials in gallons:

Closed CUP Flash Point in Degrees F	Above Ground	Below Ground
Class I below 100' F.	I Not Permitted	20,000
Class II above 100' F. and below 140' F.	II 1,000	40,000
Class III above 140' F.	III 5,000	80,000

Note: If this table conflicts with above State Fire Marshall Regulations the more restrictive will apply.

- M.** The handling of radioactive material, 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 Energy Research and Development Administration.
 2. The applicable regulations of any instrumentality of the State of Ohio.
- N.** Retail Establishments whose primary product is associated with Building and/or Home Improvement.
1. In addition to the other requirements of Section 23.4, the aforementioned use:
 - a. Shall not be located on any street having less than an 82-foot right-of-way, as shown on the Official Thoroughfare Plan for Montgomery County.
 - b. Shall have access to the site directly off a street having a minimum right-of-way of 82 feet, as shown on the Official Thoroughfare Plan for Montgomery County.

- c. Loading docks shall be located only to the side or rear of the building, and in no case shall loading docks be located in the area between the front building line and the street right-of-way line.

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 23.5 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-1" Light Industrial District.

A. See the Base Development Standards table, Appendix B

B. Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed.

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 20 feet and a maximum requirement of 40 feet.
Rear Yard	A rear 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 20 feet and a maximum requirement of 50 feet. If a use is to be serviced from the rear, the yard shall be at least 50 feet deep.