

ARTICLE 24. "I-2" GENERAL INDUSTRIAL DISTRICT

Preamble. This district has been established to accommodate a broad range of industrial activities; diverse in product, operational techniques, and size and which have a greater impact upon their environment than those permitted in "I-1".

Section 24.1 Principal Permitted Uses.

A. Agriculture / Public & Semi-Public Uses

1. Agriculture, Large Scale
2. Community Garden
3. Government Facility, Non-Office
4. Government Facility, Office
5. Hospital
6. Library
7. Museum
8. Nature Preserve
9. Park / Playground
10. Trade or Business School
11. University / College

B. Commercial Uses

1. Auto-Oriented Use, Heavy
2. Auto Sales, New
3. Auto Sales, Used
4. Boat / RV Sales & Service
5. Boat / RV Storage (Outdoors)
6. Equipment Rental

7. Financial Institution
8. Fitness Center
9. Funeral Home
10. Kennel
11. Manufactured Home Sales
12. Office
13. Recreation, Indoors
14. Retail, Wholesale
15. Trucks & Trailer Sales & Service

C. Industrial Uses

13. Builder's Supply Store
14. Brewery
15. Commercial Cleaning
16. Contractor's Office
17. Contractor's Yard
18. Distribution Facility
19. Food & Beverage Production
20. General Industrial Production
21. Light Industrial Assembly & Distribution
22. Microbrewery / Artisan Distillery
23. Research & Development
24. Truck Shipping Facility
25. Truck Stop / Travel Center

Section 24.2 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 24.3 Conditional Uses.

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

- A.** Residential Uses

- 1. Dwellings, Single-Family

- B.** Agriculture / Public & Semi-Public Uses

- 1. Agriculture, Small Scale
- 2. Cemetery
- 3. Correctional Facility
- 4. Parking Lot / Garage (as a primary use)
- 5. Place of Worship
- 6. School (Grades Pre-School through 12)

- C.** Commercial Uses

- 1. Auto-Oriented Use, Light
- 2. Brewpub
- 3. Shooting Range

- D.** Industrial Uses

- 1. Power Generation Facility
- 2. Recycling Center

Section 24.4 Required Conditions.

No zoning certificate shall be issued for a "I-2" use, until the applicant shall have certified to the zoning inspector that:

- A.** 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 lines, 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.
- B.** No noise from any operation conducted on 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 animals 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.** No person shall cause, permit, or allow the emission of odorous matter in such concentration and frequency or for such duration that such odor can be perceived when one volume of odorous air is diluted with seven volumes or odor free air for two separate trials not less than 15 minutes apart within the period of one hour.
- F.** There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- G.** Any operation that produces intense glare or heat shall be performed within a completely enclosed building or structure and expose sources of light shall be screened so as not to be detectable at the lot line.
- 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 that a watchman or custodian may reside on the premises.
- J.** All premises shall be furnished with all-weather hard surface walks or 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.
- K.** 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 material 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 the 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 of 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. ⁴	I Not Permitted	60,000
Class II above 100' F. and below 140' F.	II 3,000	120,000
Class III above 140' F.	III 15,000	240,000

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

⁴ Included "100' F" like the other table

- L.** The handling of radioactive materials, 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.
- M.** Materials or merchandise stored or stockpiled in unsheltered storage bins or outside storage piles or pits shall not exceed a height limit of 20 feet above normal ground level at that point and said storage area shall not be located closer than 50 feet from any property zoned for residential purposes.

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 24.5 Development Standards

In addition to provisions of Chapter VIII and IX, General Regulation and Special Regulations, the following standards for arrangement and development of land and buildings are required in the "I-2" General Industrial District.

A. Height Regulations. No structure shall exceed 40 feet in height.

B. Lot Area, Frontage and Yard Requirements.

Lot Area	None
Lot Frontage	Minimum 100 ft.
Front Yard Depth*	50 ft.
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 50 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.