

## ARTICLE 11

### "I-1" LIGHT INDUSTRIAL DISTRICT

#### SECTION 1

#### PRINCIPAL PERMITTED USES

- A. The following activities: (Revised August 5, 2002)
1. The manufacturing or assembling of the following:
    - a. Medical, dental, optical and similar precision instruments
    - b. Musical instruments
    - c. Novelties, toys, rubber products
    - d. Orthopedic or medical appliances
    - e. Watches, clocks, including clock operated devices
  2. Machine shops and tool and die shops
  3. Manufacturing, assembling or repairing of electrical and electronic products, components and equipment
  4. Compounding, processing and packaging chemical products, but not including any materials which decompose by detonation
  5. Automobile service stations which meet the Required Conditions for the "B-2" District
  6. Awning company
  7. Bakeries, wholesale
  8. Beverage distributors
  9. Carpet and rug cleaning plants
  10. Commercial radio and television transmitting stations, antenna towers and other electronic equipment requiring outdoor towers
  11. Credit unions
  12. Electric supply company
  13. Equipment rental, sales and service, including automobiles, trucks and trailers
  14. Fence company
  15. Glass distributors
  16. Indoor Recreation (must be 200 feet from Residential District)

17. Labor union meeting halls
18. Laundries, dry cleaning plants and linen supply
19. Monument sales and finishing
20. Offices
21. Printing, publishing, binding and typesetting plants
22. Research and engineering laboratories
23. Service clubs
24. Sexually Oriented Business (subject to provisions of Article 13, Section 25). (Revised February 12, 2001)
25. Sign painting and manufacturing
26. Warehouses

**SECTION 2**                      **CONDITIONAL USES** (Revised February 12, 2001)

The following Conditional Uses subject to approval in accordance with the procedures for obtaining a Conditional Use Certificate.

- A. Extraction of minerals
- B. Truck terminals, wholesale houses and storage facilities
- C. Mail order house

**SECTION 3**                      **SPECIAL PERMITTED USES**

The following industrial activities are permitted when located on a property bordered on all sides by land zoned "I-1" Light Industrial. These industrial activities must be buffered from all zoning classifications, except "I-1", by a minimum distance of five-hundred (500) feet.

- A. The manufacturing, compounding, assembling or treatment (or any combination of such processes) or articles or products from the following previously prepared materials:
  1. Light metal products, excluding structural steel and foundry products.
  2. Pharmaceutical products, including cosmetics, toiletries and the compounding of perfumes, but excluding the manufacturing of soap from raw materials.
- B. Any industrial activity, such as those enumerated below:
  1. Bus garages, repair storage.
  2. Cement block and formed products manufacturing.

3. Wholesale building material sales and storage facilities.
4. Cold storage plants
5. Contractor sales, storage and equipment yards but excluding salvage material or debris.

**SECTION 4                    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 5                    DEVELOPMENT STANDARDS**

In addition to provisions of the 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.            HEIGHT RESTRICTIONS**

No structure shall exceed sixty (60) feet in height.

**B.            LOT AREA, FRONTAGE AND YARD REQUIREMENTS**

The following minimum requirements shall be observed:

<u>District</u> <u>Area</u>	<u>Lot</u> <u>Frontage</u>	<u>Front</u> <u>Yard</u> <u>Depth</u>
5 acres	None	40 ft.

1. Side Yard:

A side yard of 15 feet shall be required except when adjacent to another District, then a buffer is required as described in Required Conditions for a "I-1" Light Industrial District, plus 15 feet.

2. Rear Yard:

A rear yard of forty (40) feet shall be required except when adjacent to another District, then a buffer is required as described in Required Conditions for a "I-1" Light Industrial District, plus forty (40) feet.

The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County, or the front property line as determined by the Zoning Inspector.

## SECTION 6

### REQUIRED CONDITIONS

No zoning certificate shall be issued for a "I-1" District use until the applicant has certified to the Zoning Inspector and the Zoning Inspector has verified that the proposed development meets all of the following: (Revised August 5, 2002)

- A. The industrial activity will be conducted wholly within a completely enclosed building, except for automobile service stations; equipment rental, sales and service, including automobiles, trucks and trailers; truck and motor freight terminals and hauling services.
- B. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of the Noise Resolution.
- 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 Combined General Health District. 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. Landscape Buffer Strip as per General Regulations, Article 13.
- H. Off-street parking and loading and/or unloading shall be provided in accordance with Article 13 of this Resolution.
- I. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed container.
- J. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon property located in a Residential District or upon any public street.
- K. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- L. No raw materials shall be processed into any of the following basic products: metals of any kind, glass, plastic, textiles, leather or paper.
- M. 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.

N. 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 Nuclear Regulatory Commission.
2. The applicable regulations of any instrumentality of the State of Ohio.