

ARTICLE 14 INDUSTRIAL DISTRICTS

14.01 I-I LIGHT INDUSTRIAL DISTRICT

14.011 INTENT

The purpose of this district is to provide for industrial uses with limited objectionable external effects in areas that are suitable for industrial development by reason of location, topography, soil conditions and the availability of adequate utilities and transportation systems. The intent is to permit most manufacturing, wholesaling and warehousing activities that can be operated in a clean and quiet manner, subject only to those regulations necessary to prohibit congestion and the protection of adjacent residential and business activities.

14.012 PERMITTED PRINCIPAL USES

See Table 2, Schedule of Permitted Principal Uses.

14.013 ACCESSORY USES

Uses customarily accessory to the above uses.

14.014 CONDITIONAL USES

The following uses may be permitted by the Board of Appeals upon application and approval of a conditional use permit under the provisions of Section 22.08.

1. Excavation, storage, separation, clearing and marketing of sand and gravel.
2. Television and radio broadcasting towers.
3. Recreation facilities and customary buildings.
4. Heliport.

Effective 8-12-99
Effective 11-14-01

5. Automotive and Truck Rental Services.
 - a.) The use shall be determined to be compatible with and similar to adjacent uses.
 - b.) The rental service shall not include non-motorized vehicles, such as trailers.
 - c.) A maximum number of rental vehicles shall be established at the time of Board of Zoning Appeals approval.
 - d.) The parcel shall have a minimum size of 400 square feet per vehicle at maximum capacity in addition to all required open space and setbacks.

- e.) Parking areas shall be sufficient size to accommodate the total vehicle plus maneuvering and vehicle access, so as not to encroach on travel.
- f.) Parking spaces for automobiles and trucks shall be specifically identified on the site plan and shall be in addition to those parking spaces required for other uses on the site.
- g.) The requirements of Article 18.16 - Off-Street Parking Regulations, Article 18.17 - Screening and Buffering, and Article 18.22 - which requires barriers and minimum setback around parking areas shall be met.
- h.) All rental vehicles stored on the property shall be currently licensed and in operating condition.
- i.) No additional signs other than as permitted under Article 20 for the district shall be allowed
- j.) Submit a site plan at a scale not less than 1 inch equals 40 feet including all layout and improvements.
- k.) Site plan shall be reviewed by the Beavercreek Township Fire Department. The report shall be considered by the Board of Zoning Appeals.
- l.) To all conditions presented: Automotive and Truck Rental Service: Property/Facility shall not be within 1,250 feet of any agricultural or residential zoned property.

14.02 I-2 HEAVY INDUSTRIAL DISTRICT

14.021 INTENT

The purpose of this district is to provide for industrial and other uses that by virtue of their external affects, noise, glare, fumes, smoke, dust, odors, truck and/or rail traffic should be isolated from residential uses. These uses perform essential functions for the community, including employment, and should be provided for in areas that are best suited for heavy industrial development by reason of location, topography, soil conditions and the availability of adequate utilities and transportation system.

14.022 PERMITTED PRINCIPAL USES

See Table 2, Schedule of Permitted Principal Uses.

THE FOLLOWING APPLY TO BOTH LIGHT & HEAVY INDUSTRIAL DISTRICTS

14.03 YARD REQUIREMENTS

In an Industrial District, the following yards shall be required:

1. Front yards shall be not less than fifty (50) feet in depth, excepting where an Industrial District is adjacent or across a street from any residential district, the required front yard shall be not less than one hundred (100) feet.
2. No side yard shall be required, except where the side yard abuts a residential district, it shall be no less than one hundred (100) feet. Any portion of a side yard which is in excess of fifteen (15) feet from a side property line may be used for parking. If a side yard is provided voluntarily, it shall not be less than 10 feet in width.
3. Rear yards shall be not less than fifty (50) feet in depth except where the rear yard abuts a residential district, it shall be not less than one hundred (100) feet.
4. All business and commercial buildings in excess of 150 feet in length must have a twenty (20) foot clearance on three (3) sides for fire lanes. On high hazard buildings, a distance of no less than fifty (50) feet shall be between buildings. This area shall be reasonably level and solid enough to support fire equipment year round.
5. From the right-of-way line, there shall be a 10 foot landscaped area to be maintained in grass/plantings. No planting shall be higher than three (3) feet.

14.04 LOT SIZE

The minimum lot size in I-1 Industrial and I-2 Industrial Districts shall be two acres (97,000 sq. ft.)

14.05 BUILDING HEIGHT REGULATIONS

In the Light Industrial District, no building shall exceed three (3) stories or forty-five (45) feet in height, nor shall any building exceed four (4) stories or sixty (60) feet in height in any Heavy Industrial District.

14.06 ACCESSORY PARKING

In an Industrial District, parking shall be provided as required in Section 18.16.

14.07 OFF-STREET LOADING

Space shall be provided in accordance with the provisions of Section 18.15.

14.08 SIGNS

See Article 20 for size and location of permitted signs.

14.09 SCREENING

See Section 18.17 for screening regulations for uses adjoining residential district.

14.10 LAND OCCUPANCY

Structures shall not occupy more than 40% of the land proposed for development in either I-1 Industrial or I-2 Industrial zoning.

14.11 PLANNED UNIT DEVELOPMENT

Proposed developments are encouraged to be developed under Article 17, Planned Unit Development Districts. If the proposed development deviates from the requirements of the I-1 Light Industrial District and I-2 Heavy Industrial District or the development proposes more than one primary structure, a planned unit development may be proposed.

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SCHEDULE OF PERMITTED PRINCIPAL USES
TABLE 2

	B-2	B-3	B-4	O-1	I-1	I-2
Acetylene, Oxygen Manufacture						C
Adult Entertainment Facilities in accordance with Section 18.30			C			
Agricultural Implement Sales & Service			X			
Amphitheaters			C			
Antiques & Secondhand Merchandise Stores	C	X	X			
Art School Supply Stores	X	X	X			
Art Galleries	X	X	X			
Artist, Sculptor & Composer Studios	X	X	X	X		
Asphalt or asphalt products, manufacture or refining						C
Assembly plants except automobile assembly plants or plants of similar nature limited to 100,000 square feet of floor space					X	X
Auction Houses			C			
Auditoriums		X	X			
Automobile Wash Facilities		C	X		X	X
Automobile Paint & Body Shops					X	X
Automobile Parking Garages & Lots (Commercial)		X	X			
Automobile Parts & Accessories - Retail	X	X	X			
Automobile Repair Services & Service Stations		C	X		X	X
Automobile & Truck Sales & Service (New and Used)		C	X			
Automobile Service Stations (Gas Lubricant, Coolants & Accessories Only)	X	X	X			
Automobile & Truck Rental Service		C	X		C	
Automobile wrecking, junk or salvage yard, if in a completely enclosed building, or the premises on which such use is conducted is entirely enclosed within a solid fence or masonry wall not less than six (6) feet in height						X
Automotive, tractor, trailer, farm implement assembly or manufacture						X
Bakeries, Wholesale					X	X
Bakery & Donut Shops - Retail	X	X	X			
Banking & Bank Related Functions	X	X	X			
Banquet Halls*	C	C	C	C		
Bicycle Sales (Retail) Rental & Repair	X	X	X			
Billiard Rooms		X	X			
Bleaching, Cleaning & Dyeing Plant						X
Boat & Marine Equipment Sales, Rental & Repair			X		X	X
Boiler Shops, Structural Steel Fabricating Shops, Metal Working Shops						X
Bottling Works						X
Bowling Alleys		X	X		X	X
Builder's Supply Store			X		X	X
Bulk Storage of Corrosive Acids and Acid Derivatives						C
Business Machine, Sales & Service	X	X	X			
Canvas, Tent & Awning Sales & Service		X	X		X	X
Carry Out, Beer, Wine & Party Supplies	X	X	X			
Carpet and Rug Cleaning Plants					X	X
Catering, Service	X	X	X		X	X
Cement Products Manufactures, including Ready Mix Concrete Batching Plants						X
Cigars, Cigarette & Tobacco Stores - Retail	X	X	X			
China & Glassware Stores - Retail		X	X			
Church, Synagogue, Temple, and/or Places of Religious Assembly	C	C		C		
Clothing, Apparel & Accessory Stores	X	X	X			
Cold Storage Plants					X	X
Commercial Greenhouse					X	X
Contractor Sales, Storage & Equipment Yards Service						X
Contract Construction Services (General)			X		X	X

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	B-2	B-3	B-4	O-1	I-1	I-2
Crematory Service		X	X		X	X
Dairy Products Manufacture					X	X
Dance Halls		X	X			
Delicatessen	X	X	X			
Dental Services	X	X	X	X		
Dental Laboratory Services	X	X	X	X	X	X
Department Stores including Discount Stores		X	X			
Dextrin, Starch or Glucose Processing						X
Drapery Stores	X	X	X			
Dressmaking, Seamstress	X	X	X			
Drive-In Movies			C			
Drug Stores	X	X	X			
Dry Cleaning & Laundry (Pick-up Stations)	X	X	X			
Dry Cleaning & Dyeing					X	X
Dry Cleaning op-ration (retail) utilizing machinery on-site not requiring cooling towers and external venting*		X	X			
Electrical Appliance Repair Services	C	X	X			
Electrical Appliances & Supplies - Retail	C	X	X			
Electric Power Manufacture						X
Emery Cloth or Sandpaper Manufacture						X
Enameling, Lacquering or Japanning						X
Equipment Rental & Leasing Service (except) automobile, trucks & trailers)		X	X			
Excavation, Storage, Separation, Clearing and Marketing of Sand and Gravel					C	C
Excavation, Processing and Sale of Minerals & Stone						C
Exterminating Services		X	X			
Fabrication, processing, packaging and/or manufacture of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, horn, leather, paint, paper, plastics precious or semi-precious metals or stones, textiles, tobacco, wax, wood and Yarn					X	X
Fabrication, Processing, Packaging and/or Manufacture of Cosmetics, Drugs, Perfumes, Pharmaceutical and Toiletries					X	X
Fabrication, processing, packaging and/or manufacture of food products and condiments excluding slaughter houses and rendering and refining of fats, oils, fish, vinegar, yeast & sauerkraut					X	X
Fabrication, Processing Packaging and/or manufacture of Ice, Cold Storage Plant, Bottling Plant					X	X
Fabrication, processing, packaging and/or manufacture of musical instruments, toys, novelties, rubber or metal stamps					X	X
Farm Implement and Contractor Equipment Sales and Service					X	X
Farm Supply, Hay, Grain & Feed Stores			X		X	X
Feed Lots - Commercial						C
Fertilizer, Compost, Manufacture or Storage						C
Floor Covering Stores	X	X	X			
Florist - Retail	X	X	X			
Flour or Grain Mill						X
Foundry casting light weight non-ferrous metals, or electric foundry, not causing noxious fumes or odors					X	X
Fuel and Coal Companies			X		X	X
Fuel Oil Sales and Distribution					X	X
Funeral Services		X	X			
Furniture, Home Furnishing & Equipment - Retail	X	X	X			
Furniture Re-upholstering and Repair					X	X
Furriers & Fur Apparel Sales, Repair & Storage	X	X	X			
Garbage Offal, Dead Animals Refuse Reduction						C
Garden Stores, Garden Center: - Retail	X	X	X			
Glass products, pottery, figurines or manufacture of similar products using previously pulverized clay						X
Glass Stores	X	X	X			

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	B-2	B-3	B-4	O-1	I-1	I-2
Gifts, Novelties, Greeting Cards and Stationary Stores	X	X	X			
Golf Driving Range			C			
Golf, Miniature			C			
Go-cart Tracks			C			
Grocery Stores - Convenience	X	X	X			
Grocery Stores - Including Specialty Stores Such as Meat, Candy, Dairy, Etc.	X	X	X			
Gymnasiums & Athletic Clubs		X	X			
Handyman Do-It Yourself Centers*		X	X			
Hardware Stores	X	X	X			
Health Studios		X	X		X	
Health Studios (Inside Activity Only)	X	X	X		X	X
Heating, Air Conditioning & Plumbing Stores - Retail	C	X	X			
Heating, Air Conditioning & Plumbing Service & Repair (Excluding Well Drilling)	C	X	X			
Hobby Shops	X	X	X			
Hospitals		X	X			
Household Appliance Stores - Retail	X	X	X			
Household Appliance Repair Services	C	X	X			
Ice Skating (Indoor)		X	X			
Industrial Research Laboratories					X	X
Interior Decorating Stores & Services	X	X	X			
Janitorial Services		X	X			
Jewelry Stores - Retail	X	X	X			
Kennels			C			
Landfill or Extraction of Topsoil						C
Laundries, Dry Cleaning Plants and Linen Supply					X	X
Laundry & Dry Cleaning - Self Service (Coin-op)	C	X	X			
Lawn Mower Sales, Service & Repair		X	X			
Legitimate Theater		X	X			
Locksmith	X	X	X			
Lumber & Other Building Materials - Retail			X		X	X
Machine Shops and Tool & Die Shops					X	X
Machinery & Heavy Equipment Sales & Storage					X	X
Manufacture, Sale & Storage of Building Materials, Excluding Cement Products					X	X
Manufacturing, Assembling or Repairing of Electrical & Electronic Products, Components and Equipment					X	X
Mail Order Houses					X	X
Mail Order Catalogue Stores - Retail		X	X			
Medical Clinics - Out Patient Services	X	X	X	X		
Medical Laboratory Services	X	X	X	X		
Mobile Home Sales, Rental & Repair			X		X	X
Motels, Hotels & Tourist Courts			X		X	X
Motion Picture Theaters (Indoor)		X	X			
Motorcycles, Sales & Services			X			
Motor Freight Depot or Trucking Terminal; Provided the truck entrances and exits are onto streets whose pavement width is at least thirty (30) feet					X	X
Monument Sales Including Incidental Mechanical Operations					X	X
Moving & Storage Companies					X	X
Music, Musical Instrument Stores - Retail	X	X	X		X	X
Newspaper, Magazine & Book Stores - Retail	X	X	X	X	X	X
Nursery School/Day Care Centers in accordance with Section 18.29	C	C		C		
Offices are as follows:						
Accounting, Auditing & Bookkeeping Services	X	X	X	X		
Advertising Services	X	X	X	X		
Business Associates	X	X	X	X		
Civic, Social & Fraternal Association Meeting Rooms & Offices	X	X	X	X		

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	B-2	B-3	B-4	O-1	I-1	I-2
Credit Reporting, Adjustment & Collection Services	X	X	X	X		
Detective & Protective Services	X	X	X	X		
Duplicating, Mailing & Stenographic Services	X	X	X	X		
Educational & Scientific Research Services	X	X	X	X		
Employment Services	X	X	X	X		
Engineering & Architectural Services	X	X	X	X		
Engineering Research & Prototype Development Associated with Offices		X	X	X		
Executive, Administrative and Similar Enterprises	X	X	X	X		
Financial Holding & Investment Services	X	X	X	X		
Insurance Carriers, Agent Broker & Services	X	X	X	X		
Labor Unions & Similar Labor Organizations (excluding hiring halls)	X	X	X	X		
Labor Unions & Similar Labor Organizations (Hiring Halls)			X			
Legal Services	X	X	X	X		
Other Professional Services NEC		X	X	X		
Security & Commodity Brokers	X	X	X	X		
Professional & Membership Organizations	X	X	X	X		
Real Estate & Related Services	X	X	X	X		
Office facilities relating directly to any of the other principal permitted uses of I-1 or I-2					X	X
Office Furniture Stores - Retail	X	X				
Office Supply Stores	X	X	X	X		
Optical Services & Sales	X	X	X	X		
Painting, Varnishing Shops					X	X
Paint, Linseed Oil, Shellac, turpentine, Lacquer or Varnish Manufacture						C
Paint & Wallpaper stores	X	X	X			
Pawn Shops		X	X			
Penny Arcades			C			
Pet Sale & Supply Stores		X	X			
Photographic Supplies, Services & Studios	X	X	X			
Physician Services	X	X	X	X		
Plumbing Supply and Contracting Shops Including Storage Yards					X	X
Poultry Killing and Dressing						X
Printing Services	X	X	X		X	X
Public Garages, Motor Vehicle and bicycle Repair Shops, Auto Paint and Body Shops					X	X
Public Buildings Including Community Center Buildings and Libraries	X	X	X	X		
Railroad Freight Stations, But Not Including Switching, Storage, Freight Yards, or Maintenance or Fueling Facilities					X	X
Railroad Freight Stations Including Switching, Storage, Freight Yards, Maintenance Facilities and Fueling Facilities						X
Reclamation of Industrial Wastes but not within 1,000 feet of any residential district						C
Recreation Facilities & Customary Accessory Buildings						C
Recycling Center - Collection Point Only No Outside Storage					X	X
Repair, Rental & Servicing of Appliances and Equipment					X	X
Research and Engineering Laboratories					X	X
Residential Cleaning Services*	C					
Restaurants - Inside Service Only	X	X	X	X		
Restaurants - Drive-in			X		X	X
Rock Crushing						X
Roller Skating Rinks		X	X		X	X
Sales Offices and Service Centers						
Savings & Loans	X	X	X			
Sawing and Planing Mills						X
Schools are as follows:						
Art & Music Schools	X	X	X			

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	B-2	B-3	B-4	O-1	I-1	I-2
Barber & Beauty		X	X			
Business, Stenographic, Correspondence & Typing		X	X	X		
Dancing	X	X	X			
Driver Training		X	X			
Shoe Repair, Shoe Shining & Hat						
Cleaning Services	X	X	X			
Shoe Stores	X	X	X			
Sign Painting and Manufacturing					X	X
Skeet or Rifle Shooting Range (Commercial but not within 100 yards of any residential district)					C	C
Sporting Goods Stores - Retail	X	X	X			
Stone Grinding, Dressing, Cutting						X
Storage yards for building supplies and equipment, contractor's equipment, food, fabrics, hardware and similar goods when located entirely within a building provided, such buildings shall not be used for wrecking or dismantling of motor vehicles					X	X
Tailor Shops	X	X	X			
Taxidermist Services	X	X	X			
Television and Radio Broadcasting Towers					C	C
Tin and Sheet Metal Shoos					X	X
Tool and Die Shop, Wrought Iron Shop, Blacksmith or machine shop, providing they comply with the maximum, permitted sound pressure levels specified in Section 18.					X	X
Trailer and Mobile Home Rental, Sales & Storage					X	X
Trading Stamp Stores		X	X			
Trailer Sales, Services & Rental		C	X			
Travel Bureaus & Ticket Sales	X	X	X	X		
Truck Terminal					X	X
Variety stores - Retail	X	X	X			
Veterinarians with Kennels (Non-boarding)		C	X			
Veterinary Clinic or Kennels, Animal Hospitals, provided that all animals are housed in buildings or enclosures which are at least five hundred (500) feet from any "R" district			C	X		
Warehouses					X	X
Watch, Clock & Jewelry Repair Services	X	X	X			
Wig Shops	X	X	X			
Welfare & Charitable Services		X	X	X		
Well Drilling Services					X	X
Wire or Rod Drawing, Nut, Screw or Bolt Manufacture						X
Wholesale, Sales & Distribution					X	X
Wholesale, Storage of Petroleum, Gasoline, Oil						C
Security Guards - Live On Premises	C	C	C		C	C

The Board of Appeals may allow any use similar in character to one of the specified uses listed above if such use is in harmony with the character of the district as a permitted use.

* Approved by BZA as a similar use.

X - Permitted Uses
C - Conditional Uses

NEC - Not Elsewhere Classified