

SECTION XXVI. HEAVY INDUSTRY I-2

(Adopted January 12, 1989 by Resolution 89-11, effective February 12, 1989)

26.01 The following uses and no other shall be deemed I-2 uses and permitted in all I-2 Districts (Heavy Industry):

- A. All uses of land and buildings permitted in I-1 Light Industry.
- B. The manufacture of:
 - 1. chemicals
 - 2. glass
 - 3. paper
 - 4. textiles
 - 5. plastics
 - 6. rubber
- C. Boiler works.
- D. Foundry.
- E. Forge.
- F. Refinery.
- G. Smelter.
- H. Similar uses not listed above with the approval by Resolution of the Board of Township Trustees. (Adopted by Resolution 99-52 effective July 1, 1999)

26.02 Accessory Uses and Buildings

- A. Accessory uses shall be limited to uses that are clearly incidental and secondary to the main use of land and buildings in an I-2 District.
- B. Accessory buildings or structures shall be buildings or structures that are clearly incidental and secondary to the main use of land and buildings in an I-2 District.

26.03 The above uses shall be permitted only providing such use is not noxious, dangerous, or offensive by reason of emission of odor, smoke, dust, gas, fumes, noise, flame or vibration.

26.04 Lot Area

- A. No minimum lot area shall be required except that necessary to comply with other provisions in this Resolution such as, but not limited to, setback, side and rear yard clearance, parking and buffering.
- B. In computing lot area for the purpose of setback or side and rear yard clearance, no portion of the road or street right-of-way may be included regardless of whether or not owner holds title to same.

26.05 Lot Width

No minimum lot width shall be required in an I-2 District except that necessary to comply with other provisions in this Resolution such as, but not limited to side yard clearance, parking and buffering.

26.06 Setback Building Line

In an I-2 District, no building or structure except permitted signs shall be erected or maintained within fifty (50) feet of the right-of-way sideline of a dedicated road or less than eighty (80) feet from the center of the traveled portion of the road, whichever is greater.

26.07 Side and Rear Yards

- A. Buildings and accessory structures thereto in I-2 Districts shall have side and rear lot line clearance of at least twenty-five (25) feet except that no side or rear yard shall be required for the portion of a building or structure adjacent to a railroad siding. This setback shall be fifty (50) feet from the buffer strip required in Section 26.07(B) if the I-2 District abuts any Residential or Recreational District.
- B. There shall be a buffer strip of fifty (50) feet when any I-2 District abuts any Residential District or any Recreational District. This fifty (50) foot buffer strip shall not be included in the fifty (50) foot side and rear yard setback required in Section 26.07(A) and shall be additional footage. (Adopted by Resolution 99-52 effective July 1, 1999)

26.08 Maximum Height

There shall be no limitation of height of industrial buildings or structures in an I-2 District.

26.09 Buffering and Screening

- A. The buffer strip provided for in Section 26.07(B) shall be planted with grass and landscaped with the purpose of providing year round vertical green combinations of shrubs and trees between any I-2 District and any Residential District or between any I-2 District and any Recreational District. (Adopted May 28, 1992 by Resolution 92-44, effective June 27, 1992.)
- B. Screening of service yards, trash and/or garbage collection areas and other area which tend to be unsightly, shall be accomplished by use of walls, fences, planting or a combination of these. Screening shall be equally effective winter and summer.
- C. Where an I-2 District abuts a lot zoned for Residential or Recreational purposes, no loading docks, bays or facilities, no trash loading, unloading or storage facilities, and no parking of anything other than passenger type vehicles for employees or visitors shall take place on the side of the building or structure adjacent to or abutting said Residential or Recreational District. Any building or structure placed on the site should be done to minimize the impact of the industrial use of the property on the abutting Residential or Recreational district property owners. (Adopted by Resolution 99-52 effective July 1, 1999)

26.10 Parking

- A. Required in all Districts and in Plot Plan - See Section 29.01.
- B. Parking Space - See Section 29.02.
- C. Dimensional Table and Access - See Section 29.03.
- D. Required number of spaces - See Section 29.04.
- E. Access Drives - See Section 29.05.
- F. Surfacing - See Section 29.06.
- G. Drainage - See Section 29.07.
- H. Lighting, Screening and Striping - See Section 29.08.
- I. Loading and Servicing - See Section 29.09.
- J. Distance from Boundaries - See Section 29.10.
- K. Unlicensed/inoperable vehicles - See Section 29.11B.

26.11 Signs

- A. General Requirements - See Section 28.01.
- B. Miscellaneous Signs - See Section 28.03.
- C. On Premises Signs: Walls, Free Standing, Planter Type, Identification - See Section 28.05A&B.
- D. Off Premises Signs: Advertising, Billboard - See Section 28.05C.
- E. See Section XXVIII of this Resolution for other provisions.

26.12 Accessory Use Requirements.

Accessory uses, building and structures permitted in I-2 Districts shall comply with the following regulations:

- A. Accessory Buildings. Accessory buildings with a floor area 200 square feet or less shall conform to all lots and yard requirements for principal buildings of the corresponding zoning district and be subject to the approval of the Zoning Inspector. Accessory buildings with a floor area greater than 200 square feet shall conform to all lot and yard clearances and site plan review and approval requirements of the zoning district in which the parcel or lot is located.
- B. Trash Receptacles. All solid waste resulting from any permitted principal, conditional or accessory use shall either be disposed of, stored in buildings or in completely enclosed container. Such building, container, or dumpster shall comply with the following.
1. All commercial compactors, storage bins, refuse containers utilities or mechanical equipment shall be contained wholly within enclosed buildings, or enclosed by three solid walls and one gated wall of such nature and height (2 foot height exceeding enclosed containers) as to conceal completely all operations thereof from grade level.
 2. Gates and doors shall be kept closed at all times and only opened when containers are being used or emptied or serviced.
 3. All receptacle areas shall be designed and constructed with screening as an integral part of the associated building architecture and using the building massing, materials, and architectural detail to unite screening structure with the building when property abuts a residential district.
 4. Loading, unloading, opening, closing, or operation of trash containers shall not take place in such a manner as to cause a noise disturbance across a residential district property boundary between the hours of 7:00 p.m. and 6:00 a.m. The actual pick-up time/haul away for trash containers and commercial trash/waste containers shall be prohibited between the hours of 7:00 p.m. and 6:00 a.m. The actual operation of trash compactors shall be prohibited between the hours of 7:00 p.m. and 6:00 a.m., including delivery and loading operations.
- C. Fences and walls. Fences and wall may be erected in compliance with the requirements set forth in Section VI of the Zoning Resolution.