

ARTICLE XIII - INDUSTRIAL I-1 DISTRICT

1300-PURPOSE - The purpose of an Industrial I-1 District is to encourage the development of establishments for light industrial, storage and warehousing, which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operated entirely within enclosed structures and generate little industrial traffic. This district is further designed to act as a transitional use between heavy industrial uses and other less intense business and residential uses.

1301-PERMITTED USES - After obtaining a valid zoning certificate in accordance with the provisions of these regulations, the following uses are permitted:

1. All permitted and conditional uses allowed in Business B-2 District;
2. Storage and wholesaling establishments primarily engaged in transporting, storing, handling or selling merchandise to retailers, industrial, institutional or professional users; or to other wholesalers, or acting as agents in buying or selling merchandise for such persons or companies;
3. Wholesale processing establishments engaged in food processing and kindred products or printed matters;
4. Research and testing laboratories.

1302-GENERAL REQUIREMENTS -

OFF STREET PARKING - There shall be a minimum of two hundred (200) square feet of parking space with adequate access provided for each person to be employed at any one time at such location, together with parking spaces for all vehicular equipment to be used at said location. No parking shall be permitted to extend beyond the property lines onto right-of-way.

HEIGHT - There shall be a height limit of thirty-five (35) feet for buildings used for businesses or industrial purposes.

LOT AREAS AND WIDTH - There shall be a minimum width of one hundred (100) feet and a minimum lot area of no less than 20,000 square feet. However, this shall not prevent the use of lots platted prior to the enactment of this ordinance provided all other General Requirements are met.

FRONT YARD - There shall be a front setback of no less than fifty (50) feet. In the case of a corner lot, no building shall be placed to within twenty (20) feet of the side street property line.

SIDE YARD - There shall be a total side yard of no less than twenty (20) feet and the width of the narrower of the two (2) side yards shall be no less than five (5) feet.

REAR YARD - There shall be a rear yard of no less than thirty (30) feet.

ENCLOSING STRUCTURE - A use allowed in this district shall operate entirely within an enclosed structure, emitting no dust, noxious odor or fumes outside this structure, and no greater noise than the average noise level occurring on the street. Any area used for storage of equipment and supplies, service and loading docks shall be screened by walls or fences at least six (6) feet, but not more than eight (8) feet in height. These walls or fences shall have an opaqueness as to effectively conceal service, storage and loading operations from adjoining streets, and from a residential zoning district.

1303-SIGNS - All signs shall be as regulated in Article XVIII of this ordinance.

1304-TRASH CONTAINERS - Shall be in accordance with Article XVII.

1305-SITE DRAINAGE - On-site surface drainage retention/detention areas and calculations must be presented to the Township Zoning Office as part of the site

development plan for review by the office of the Mahoning County Engineer. The developer, contractor, and/or property owner must request a final on-site inspection by the zoning inspector of the required and approved storm water management improvements including retention, detention, grading, final elevations, and post-construction best management practices (BMPs). The developer, contractor, and/or property owner may be required at the discretion of the zoning inspector to submit for review by the Mahoning County Engineer a certified as built drawing(s) depicting and/or a construction certification letter assuring storm water management compliance.