

ARTICLE XIV - INDUSTRIAL I-2 DISTRICT

1400-PURPOSE - The purpose of the Industrial I-2 District is to encourage the development of major manufacturing, processing, warehousing and major research and testing operations. These operations require extensive community facilities and reasonable access to arterial thoroughfares; they may have extensive open storage and service areas and generate heavy traffic.

1401-PERMITTED USES - After obtaining a valid zoning certificate in accordance with the provisions of these regulations, the following uses are permitted:

1. All buildings, structures and uses permitted in an Industrial I-1 District;
2. Buildings, structures and uses in general construction, manufacturing, processing, warehousing and major research and testing operations.

Without limiting the foregoing, the following are specifically prohibited:

- a) Any process of assembly, manufacture or treatment which produces an offensive or obnoxious smoke, odor, dust or noise, including but not limited to such things as: the manufacture or refining of asphalt, blast furnaces, the manufacturing or processing of yeast, cork, fertilizer, linoleum or oil cloth and glue or gelatin; the tanning of hides and skins, abattoir and slaughter houses (except for poultry); and the manufacture of paint, oil and varnish;
- b) Any process of assembly, manufacture or treatment constituting a hazardous use, including but not limited to such things as the manufacture or bulk storage of fireworks and explosives; and the manufacture of illuminating and other explosive or poisonous gases, except as may be incidental to a permitted industrial process;
- c) The storage of crude oil or any of its volatile products or other highly inflammable liquids in above-ground tanks, except in accordance with State regulations in respect thereto, and provided further that all above-ground tanks having a capacity of ten thousand gallons or more shall be properly diked with dikes having a capacity equal to one and one half (1-1/2) times the capacity of the tank or tanks surrounded;
- d) Junk yards and automobile graveyards;
- e) The storage of secondhand materials for resale; the storage, bailing or treatment of junk, iron, rags, bottles or scrap paper, except within a building;
- f) Strip mining;
- g) No trailer shall be used for a business, retail or industrial use.

1402-GENERAL REQUIREMENTS -

OFF STREET PARKING - A minimum of two hundred (200) square feet of parking space with adequate access shall be 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 - No height restriction.

LOT AREA AND WIDTH - Minimum width of one hundred (100) feet and a minimum lot area of not 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 - Minimum of fifty (50) feet. In the case of a corner lot, no building shall be placed to within twenty (20) feet of a side street property line.

SIDE YARD - 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 - Minimum of fifteen (15) feet.

1403-SIGNS - All signs shall be as regulated in Article XVIII of this ordinance.

1404-TRASH CONTAINERS - Shall be in accordance with Article XVII, Section 1710 of this ordinance.

1405-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.