

ARTICLE 32
M-I MAJOR INDUSTRIAL DISTRICT

32.01 PURPOSE

This district is designed to accommodate a broad range of heavier industrial activities diverse in products, operational techniques and size which may have an impact upon the surrounding environment and may require separation from residential uses due to their more intensive nature.

32.02 PRINCIPALLY PERMITTED USES

Principally permitted uses are as follows:

- A. Light Manufacturing.
- B. Office.
- C. Agriculture; as per ORC 519.21 and as regulated in Section 7.31. (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).
- D. Medical and Dental Laboratories.
- E. Automotive Service and Repairs.
- F. Automobile, Motorcycle, Recreational Vehicle, Truck, Trailer and Farm Implement Sales; New or Used.
- G. Warehouse.
- H. Research and Development Laboratories.
- I. Self-Service Storage Facility.
- J. Construction Services.
- K. Wireless Telecommunications Towers.

32.03 PERMITTED ACCESSORY USES

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated in Article 40.
- B. Roadside Stands.

- C. Day Care (provided that such facility does not exceed 5% of the total floor area of the principal use).
- D. Personal Services (provided that such facility does not exceed 5% of the total floor area of the principal use).
- E. Financial Institutions (provided that such facility does not exceed 5% of the total floor area of the principal use).
- F. Retail Business (provided that such facility does not exceed 5% of the total floor area of the principal use).
- G. Restaurants (provided that such facility does not exceed 5% of the total floor area of the principal use).
- H. Any use or structure customarily accessory and incidental to any of the permitted uses.

32.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Heavy Manufacturing.
- B. Airports.
- C. Retail Business.
- D. Non-Commercial Recreation.
- F. Commercial Recreation.
- G. Government Buildings.
- H. Automotive Filling Stations.
- I. Commercial Entertainment.
- J. Wholesale Business.
- K. Quarries, Mining and Gravel Pits.
- L. Adult Entertainment Establishment as regulated by Section 7.16.
- M. Sanitary Landfills.

- N. Construction Services Storage Yard.
- O. Maintenance and Storage Facility.
- P. Recreational Vehicle Storage Facility.
- Q. Veterinary Hospital or Clinic with or without outdoor runs; as regulated in Section 7.34.
- R. Recycling Center.
- S. Outdoor Storage.
- T. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.
- U. Uses similar to those indicated in this District.

32.05 MINIMUM LOT AREA AND WIDTH

There shall be no minimum lot area or width for properties in the M-I Industrial District.

32.06 MINIMUM FRONT YARD SETBACK

The minimum front yard setback for properties in the M-I Industrial District shall be 75 feet.

32.07 MINIMUM SIDE YARD SETBACK

The minimum side yard setback for properties in the M-I Industrial District shall be 50 feet, unless abutting a residential district, then the minimum side yard setback shall be 100 feet.

32.08 MINIMUM REAR YARD SETBACK

The minimum rear yard setback for properties in the M-I Industrial District shall be 20 feet, unless abutting a residential district, then the minimum side yard setback shall be 100 feet.

32.09 MAXIMUM HEIGHT REGULATIONS

The maximum height regulations for properties in the M-I Industrial District shall be as follows:

- A. No principal structure shall exceed 40 feet in height.

- B. No accessory structure shall exceed 25 feet in height.

32.10 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be required as is specified in Article 8, Off-Street Parking and Loading.

32.12 ADDITIONAL REQUIREMENTS

- A. All new development and redevelopment shall be subject to the site plan review process as outlined in Article 38.
- B. Outdoor storage and dumpsters shall conform to the regulations of Article 7.
- C. Sidewalks and pedestrian connections shall be provided in accordance with Article 8.
- D. Mechanical equipment, transformers, and other utility hardware shall be screened from public view.
- E. All uses in the M-I Major Industrial District shall comply with the Environmental Performance Standards in Article 7.