

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 or used 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 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.