

## **CHAPTER 1113. INDUSTRIAL DISTRICT REGULATIONS**

### **1113.01. Purpose.**

The Industrial Districts (I-1, I-2) and their regulations are established to achieve, among others, the following purposes:

- (a) To provide convenient and sufficient zoning districts for industrial activities and for the production, distribution, and exchange of goods and services to serve and promote the economic development of the community.
- (b) To protect residential neighborhoods adjacent to industrial districts by restricting the types of establishments, particularly at the common boundaries, which would create congestion, noise, or other objectionable influences beyond the district boundaries, and by separating and insulating residential districts from the most intense industrial activities.
- (c) To establish performance standards, parking specifications, and yard regulations to ensure that industrial development is compatible with adjacent uses.
- (d) To carry out the following specific purposes:
  - (1) To provide Light Industrial Districts (I-1) which accommodate those limited industrial uses conducted entirely within enclosed buildings that operate with a minimum of noise, glare, odor, dust, vibration, air and water pollution, fire and safety hazard or any potential nuisance characteristic. An I-1 District is designed to accommodate light industrial uses and activities, the operational and physical characteristics of which do not detrimentally affect surrounding zoning districts. All activities, operations and storage for permitted uses in an I-1 District shall be carried out in wholly enclosed buildings, except for accessory outdoor uses such as storage of materials and fleet vehicles.
  - (2) To provide General Manufacturing Districts (I-2) which accommodate a broader range of industrial activities than those permitted in the I-1 District. Such intensive industrial establishments may utilize products, materials or processes that can create dust, smoke, fumes, glare, odors, or other objectionable characteristics, but do not create any danger to the health, safety, and general welfare of the surrounding neighborhoods due to the application of performance standards. Uses in the I-2 Districts typically generate outdoor activities and outdoor storage in association with permitted principal uses.

### **1113.02. Relevant chapters for cross reference.**

<b>Title</b>	<b>Chapter</b>
Definitions	1102
Procedures	1105
Conditional Uses	1105
Subdivision Regulations	1106
Landscaping and Screening	1121
Lighting	1124

PART ELEVEN - PLANNING AND ZONING CODE  
 TITLE TWO - USE DISTRICT REGULATIONS  
 CHAPTER 1113. INDUSTRIAL DISTRICT REGULATIONS

**1113.03. Permitted uses.**

- (a) Uses permitted by right. A use listed in Schedule 1113.03 shall be permitted by right as a principal use in a district when denoted by the letter "P", provided that all requirements of other City ordinances and this Zoning Ordinance have been met.
- (b) Conditional uses. A use listed in Schedule 1113.03 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Planning Commission first makes the determination that the Conditional Use requirements have been met according to the procedures set forth in Chapter 1105.
- (c) Accessory uses. A use listed in Schedule 1113.03 shall be permitted as an accessory use in a district when denoted by the letter "A". Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections of this Ordinance.
- (d) Use not listed in schedule. Any use not specifically listed as either a permitted principal or conditional use shall be a prohibited use in these zoning districts and shall only be permitted:
  - (1) Upon amendment of this Ordinance and/or the Zoning Map as provided in Chapter 1105; or
  - (2) Upon a finding that a use is substantially similar as provided in Section 1105.31.

Schedule 1113.03  
 PERMITTED USES

	I-1 Light Industrial	I-2 General Manufacturing
<b>(a) Offices</b>		
(1) Research and development facility	P	P
(2) Office—Professional, administrative and sales	P	A
(3) Training facility	P	P
<b>(b) Storage and Distribution</b>		
(1) Distribution facility/truck terminal	C	P
(2) Warehouse or indoor storage facility	P/A	P/A
(3) Self-Storage facility	C	C
(4) Storage (aboveground) of flammable or toxic liquids	C	C
(5) Micro fulfillment center	P	P
<b>(c) Outdoor Storage</b>		
(1) Storage (general) of materials	A	P
(2) Storage of fleet vehicles for operation of principal use	A	P
(3) Storage of equipment and vehicles for sale or rental	P	P
<b>(d) Manufacturing and Processing</b>		
(1) Assembly and production facility utilizing products from previously and elsewhere prepared materials	P	P
(2) Meat packing		P
(3) Manufacture of products from raw materials, including:		C
A. Explosives manufacture or storage, including small arms ammunition		C

PART ELEVEN - PLANNING AND ZONING CODE  
TITLE TWO - USE DISTRICT REGULATIONS  
CHAPTER 1113. INDUSTRIAL DISTRICT REGULATIONS

	I-1 Light Industrial	I-2 General Manufacturing
B. Distillation of coal, petroleum, refuse, grain, wood or bones, except in manufacture of gas		C
C. Fertilizer or compost manufacture or storage		C
D. Mining and mixing of stone, sand and gravel		C
E. Production of acid, ammonia, chlorine or bleaching powder, bulk storage of corrosive acids and derivatives		C
F. Production of glue, paper, plastics, rubber and size/gelatin if process includes refining of products from animal refuse		C
G. Production of asphalt/asphalt products and charcoal		C
H. Production of celluloid or pyroxylin, or explosive or flammable cellulose or pyroxylin products		C
I. Creosote manufacture or treatment		C
J. Chemical manufacture	C	C
(4) Pharmaceuticals	P	P
(5) Food and beverage	P	P
(6) Textiles, fabrics, and garments	P	P
<b>(e) Transportation</b>		
(1) Airport and airport related uses		P
(2) Heliport		P
(3) Train/railroad yard		P
(4) Truck terminal	C/A	C/A
<b>(f) Other</b>		
(1) Automotive repair, light and heavy	P	P
(2) Adult Entertainment	C	C
(3) Colleges, universities, educational research establishment, Laboratory	C	
(4) Contractor sale and/or service	P	P
(5) Data center	C/A	C/A
(6) Electricity-generating windmill	C	C
(7) Junk yard / scrap yard		C
(8) Indoor agriculture	P	P
(9) Indoor/outdoor recreational facilities, gyms, health clubs	C/A	C/A
(10) Micro and macro brewery or winery may include bar/restaurant	P	P
(11) Public safety facility	P	P
(12) Public service/maintenance facility	P	P
(13) Public utility substation or distribution facility	P	P
(14) Recycling facility		P
(15) Semiconductor and computer/IT production	C	P
(16) Solar Panels	C/A	C/A
(17) Schools; trade, business, and arts	C	
(18) Wireless telecommunication facility (See Chapter 1135)	C	C
P = Permitted Use      C = Conditional Use      A = Permitted Accessory Use		

Created: 2024-04-18 16:34:25 [EST]

(Supp. No. 21)

PART ELEVEN - PLANNING AND ZONING CODE  
 TITLE TWO - USE DISTRICT REGULATIONS  
 CHAPTER 1113. INDUSTRIAL DISTRICT REGULATIONS

**1113.04. Lot requirements.**

All lots created in an Industrial District shall comply with the minimum requirements set forth in Schedule 1113.04.

Schedule 1113.04  
 MINIMUM LOT REQUIREMENTS

	I-1 Light Industrial	I-2 General Manufacturing
(a) Minimum lot area	2 acres	2 acres
(b) Minimum lot frontage and width	150 ft	150 ft
(c) Maximum lot coverage by buildings	40% of lot area	40% of lot area
(d) Maximum lot coverage by buildings and pavement	70% of lot area	80% of lot area

**1113.05. Building setback and spacing requirements.**

Every building in an Industrial District shall be located on a lot in compliance with the building setback and spacing requirements set forth in Schedule 1113.05.

Schedule 1113.05  
 BUILDING SETBACK AND SPACING REQUIREMENTS

	I-1 Light Industrial	I-2 General Manufacturing
(a) Setback from street right-of-way		
(1) When opposite or adjacent to a non-residential district	50 ft.	50 ft.
(2) When opposite or adjacent to a residential district <sup>(a)</sup>	75 ft.	75 ft.
(b) Setback from side or rear lot line		
(1) Adjacent to Industrial District	20 ft.	20 ft.
(2) Adjacent to other non-residential district	30 ft.	50 ft.
(3) Adjacent to residential district <sup>(a)</sup>	50 ft.	75 ft.
(c) Minimum separation between buildings	30 ft.	30 ft.
<sup>(a)</sup> Buildings shall not have operable doors or windows, other than required fire exits, within 125 feet of any residential dwelling.		

**1113.06. Design requirements.**

(a) Industrial Design Requirements.

- (1) The architectural design of all buildings shall establish proper transitional relationships with adjacent developments.
- (2) Quality architecture shall be utilized with a consistent look and feel.
- (3) All structures shall be designed to be architecturally compatible with each other by employing similar roof pitches, architectural details, and be constructed of compatible exterior building materials.

PART ELEVEN - PLANNING AND ZONING CODE  
TITLE TWO - USE DISTRICT REGULATIONS  
CHAPTER 1113. INDUSTRIAL DISTRICT REGULATIONS

---

- (4) All buildings and portions thereof shall retain traditional building massing. Buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts. The scale of the buildings(s) shall be aided using different materials and architectural elements to help reduce the perception of the building mass.
  - A. Split-faced concrete block and painted standard concrete block (CMU) are prohibited as exterior building materials. Tilt-up or pre-cast concrete wall panels may be used provided the exposed exterior surface is textured, patterned, or detailed to be complementary to the building design.
  - B. No masonry shall be painted or altered without prior approval from the Planning and Community Development Department.
- (5) Required architectural features shall include transparent store and office fronts and other appropriate features to emphasize and reduce the building scale at the front.
- (6) There shall be no apparent rear to any building that has public facing elevations and windows and other architectural features shall be utilized to break up expanses of blank walls.
- (7) Roof and ground mounted equipment including HVAC systems, service ladders and the like shall be appropriately screened by physical barriers consistent with building design and/or landscaping.
- (8) Trash Receptacles. All solid waste products, including empty packing boxes, that result from any permitted principal, conditional or accessory use shall either be disposed of, stored in buildings, or completely enclosed in containers. All trash receptacles, other than those completely enclosed by buildings, shall be located in a side or rear yard and shall comply with the minimum parking setbacks established in Schedule 1113.08. Screening on three sides of the trash receptacle shall consist of a solid, opaque enclosure constructed of masonry and shall be consistent with the architectural character of the principal building. The open end of the enclosure shall have a 100% solid opaque metal, vinyl, PVC, or wooden gate that includes stop pins to lock the gates open for servicing and which are not readily degradable due to sunlight, moisture, or wind, with self-closing hinges. Said gates shall always remain closed, except while being serviced by the refuse company.

#### **1113.07. Height regulations.**

- (a) The maximum building height for principal and accessory buildings in an I-1 or I-2 District shall be fifty (50) feet.
- (b) Any use proposed in an Industrial District within 20,000 feet of the boundary of the Delaware Municipal Airport shall comply with the State of Ohio and FAA notification regulations for construction in the vicinity of an airport as described in the Ohio Administrative Code, Section 5501:1-10.
- (c) Height exceptions for appurtenant structures are set forth in **Chapter 1149**.

#### **1113.08. Off-street parking and loading regulations.**

Off-street parking and loading areas shall conform to the regulations contained in Chapter 1121 and to the parking requirements specified in Schedule 1113.08 below.

- (a) Minimum Setbacks.
  - (1) Off-street parking shall be located in compliance with the minimum setbacks, measured from the street right-of-way or property line, as specified in Schedule 1113.08, unless otherwise noted.

PART ELEVEN - PLANNING AND ZONING CODE  
TITLE TWO - USE DISTRICT REGULATIONS  
CHAPTER 1113. INDUSTRIAL DISTRICT REGULATIONS

---

Schedule 1113.08  
MINIMUM PARKING SETBACK REQUIREMENTS

	I-1 Light Industrial	I-2 General Manufacturing
(a) Setback from street right-of-way		
(1) When opposite or adjacent to a non-residential district	20 ft.	20 ft.
(2) When opposite or adjacent to a residential district	50 ft.	50 ft.
(b) Setback from side or rear lot line		
(1) Adjacent to a non-residential district	10 ft.	10 ft.
(2) Adjacent to a residential district	30 ft.	30 ft.

- (2) The area within the required parking setback shall be landscaped in accordance with Chapter 1121.
- (b) Parking Spaces and Access Drives. Off-street parking spaces and access drives shall be provided in compliance with Chapter 1123.
- (c) Loading and Service Areas.
- (1) Off-street loading and service areas shall be provided according to Chapter 1123.
- (2) Loading and service areas in any I-1 or I-2 District shall be located in a side or rear yard. The preferred location for such uses shall be the rear yard, unless the Planning Commission determines that placement in a side yard would lessen the impact on adjacent residential uses. Loading and service areas shall comply with the parking setback requirements set forth in Schedule 1113.08 and shall be screened in accordance with the provisions set forth in Chapter 1121.
- (3) Buildings in any I-1 or I-2 District shall not have operable doors or windows, other than required fire exits, within 125 feet of any residential dwelling.

**1113.09. Outdoor storage regulations.**

Outdoor activities permitted by right in the I-2 District in Schedule 1113.02 shall be permitted only when in compliance with the following:

- (a) Type of Storage.
- (1) General Storage of Materials. This type of outdoor storage shall include the storage of goods, materials or products associated with the principal use.
- A. No storage of radioactive, toxic or otherwise hazardous materials unless conditionally permitted in Schedule 1113.03.
- B. The bulk storage of sand, gravel, salt and other similar materials is permitted only when such material is effectively prevented from spreading and effectively screened according to the requirements of Chapter 1121
- (2) Storage of Fleet Vehicles. This type of outdoor storage shall include the storage of trucks, vans or other vehicles which are used as part of the operation of a principal use, but not including privately owned customer or employee vehicles.

PART ELEVEN - PLANNING AND ZONING CODE  
TITLE TWO - USE DISTRICT REGULATIONS  
CHAPTER 1113. INDUSTRIAL DISTRICT REGULATIONS

---

- (3) Storage of Equipment for Sale or Rental. This type of outdoor storage shall include the storage of equipment, motorized and non-motorized, for sale and/or rental, such as tools, trucks, tractors, construction equipment, agricultural implements and similar industrial equipment, but not including fleet vehicles or vehicles associated with automotive sales and rental.
- (b) Location. In an I-2 District, areas devoted to outdoor storage of any type shall be:
  - (1) Located in a side or rear yard only in compliance with the building setbacks as set forth in Section 1113.05.
  - (2) Accessible to firefighting equipment at all times.
  - (3) Depicted on the development plan and shall not occupy or interfere with traffic circulation, required parking areas, required open space, public sidewalks or pedestrian access.
- (c) Surfacing. Areas devoted to outdoor activities shall be paved with asphalt or concrete and maintained to be free of dust.
- (d) Screening.
  - (1) All outdoor storage of materials, goods, equipment and overnight storage of vehicles shall be enclosed with a solid wall or fence, including solid gates. The wall or fence shall have a height tall enough to conceal all operations and materials therein from the view of any observer standing at the grade level at an abutting residential district line or a public street. However, in no case shall the height of the fence or wall be less than six (6) feet.
  - (2) All outdoor storage areas shall be effectively screened from adjacent residential districts, public parking areas and public streets according to the screening requirements set forth in Chapter 1121. The Planning Commission may increase the minimum height of required screening when it is determined that additional height is needed to effectively conceal all materials from view of any observer standing at the grade level at an abutting residential district line or a public street.
- (e) Signs. No signs shall be permitted in conjunction with outdoor activities except those otherwise in compliance with the sign regulations contained in Chapter 1125.
- (f) Additional Requirements. In an I-1 District, all accessory outdoor storage shall comply with the general requirements of this section, in addition to the requirements below. In no case shall any combination of accessory outdoor storage areas in an I-1 District exceed a total of thirty percent (30%) of the footprint area of the principal building.
  - (1) General Outdoor Storage of Materials. This type of outdoor storage shall include the storage of goods, materials or products associated with the principal use. No storage of radioactive, toxic or otherwise hazardous materials shall be permitted, and the bulk storage of sand, gravel, salt and other similar materials is permitted only when such material is effectively prevented from spreading and effectively screened according to the requirements of Chapter 1121.
    - A. Areas devoted to general outdoor storage of materials shall be located in a side or rear yard only, behind the principal building and in compliance with all building setbacks as set forth in Section 1113.05.
  - (2) Special Regulations for Landscape Materials. Outdoor storage and display areas may be located in front of the principal building, provided:
    - A. The area is landscaped or covered with porous materials; and
    - B. The area is devoted to the storage of living landscape materials such as trees, shrubs and flowers.

- (3) Outdoor Storage of Fleet Vehicles. This type of outdoor storage shall include the storage of trucks, vans or other vehicles which are used as part of the operation of a principal use, but not including privately owned customer or employee vehicles.
  - A. The outdoor storage of fleet vehicles shall be permitted as an accessory use only when associated with the operation of a permitted or conditionally permitted principal use.
  - B. The accessory outdoor storage of fleet vehicles shall be located in a side or rear yard only, in compliance with the parking setbacks set forth in Section 1113.08.
- (4) Outdoor Storage of Equipment for Sale or Rental. This type of outdoor storage shall include the storage of equipment, motorized and non-motorized, for sale and/or rental, such as tools, trucks, tractors, construction equipment, agricultural implements and similar industrial equipment, but not including vehicles associated with automotive sales and rental.
  - A. The outdoor storage of equipment for sale or rental shall be permitted as an accessory use only when associated with the operation of a permitted or conditionally permitted principal use.
  - B. The accessory outdoor storage of equipment for sale or rental shall be located in a side or rear yard only, in compliance with the parking setbacks set forth in Section 1113.08.

#### **1113.10. Landscaping and screening requirements.**

Visual screening and landscape buffers shall be provided for all lots in Industrial Districts in accordance with the provisions set forth in Chapter 1121.

#### **1113.11. Development plan review.**

Development in industrial districts shall be permitted only after development plans or certificates of building and zoning compliance have been reviewed and approved by the City according to the procedures and review criteria set forth in Chapter 1105.