

**ARTICLE 13**  
**“I-2” HEAVY INDUSTRIAL DISTRICT**

**Section 13.01 Purpose**

The purpose of the “I-2” Heavy Industrial District is to provide appropriate places for industrial and manufacturing uses that may occur outside of a building or structure and that may have off-site impacts including but not limited to: noise, heat, glare and odor.

**Section 13.02 Principal Permitted Uses**

The following uses are permitted as of right in the “I-2” Heavy Industrial District:

<b>Residential Uses</b>	<b>Public and Semi-Public Uses</b>	<b>Non-Residential Uses</b>
<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Public Garages</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Uses</li> <li>• Automobile Filling Station</li> <li>• Automobile, Recreational, Vehicle, Boat Sales</li> <li>• Automobile, Truck, and Recreational Vehicle Repair</li> <li>• Automobile Wrecking, Junk, or Salvage Yard</li> <li>• Building Services and Supplies</li> <li>• Building and Trades, Contractor’s Yard, Utility Storage Yard</li> <li>• Commercial Greenhouse</li> <li>• Commercial Storage of Boats, Recreational Vehicles, and/or Construction Equipment in an Enclosed Building</li> <li>• Crematorium</li> <li>• Farm Implement and Lawn and Garden Equipment Sales and Service</li> <li>• Kennels and Animal Hospitals</li> <li>• Manufacturing, Light</li> <li>• Motor Freight Depot or Trucking Transfer Terminal</li> <li>• Paint and Body Shop</li> <li>• Research and Development</li> <li>• Trailer Rental and Sales</li> </ul>

		<ul style="list-style-type: none"> <li>• Truck and Heavy Equipment Service</li> <li>• Vehicle Towing Service, Equipment, Towing Trucks, and/or Storage Yard</li> <li>• Warehouse</li> <li>• Wholesale Distributor</li> <li>• Heavy Manufacturing</li> </ul>
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**Section 13.03 Accessory Permitted Uses**

The following uses are permitted as accessory uses in the “I-2” Heavy Industrial District:

- Buildings or Uses Customarily and Incidental to the Permitted Principal Use;
- Signs;
- Drive Through Facility Associated with Principally Permitted Use;
- Retail Business;

Accessory uses located within the principal structure shall not occupy more than twenty-five (25) percent of the building or structure.

**Section 13.04 Conditional Permitted Uses**

The following uses are permitted as conditional uses in the “I-2” Heavy Industrial District:

<b>Residential Uses</b>	<b>Public and Semi-Public Uses</b>	<b>Non-Residential Uses</b>
<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Non-Commercial Parks and Recreation</li> <li>• Public and Semi-Public Buildings</li> <li>• Public and Private Vocational Center, College, or University</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Business</li> <li>• Multiple Tenant Buildings</li> <li>• Retail Business</li> <li>• Self Storage Buildings and Storage Yards, Excluding Wrecking and Dismantling of Motor Vehicles</li> <li>• Sexually Oriented Businesses</li> <li>• Temporary Uses and Seasonal Sales Lots</li> <li>• Wireless Telecommunication Facility and/or Antenna</li> </ul>

**Section 13.05 Lot Development Standards**

The following development standards shall apply to lots located within the “I-2” Heavy Industrial District:

Minimum Lot Area	<ul style="list-style-type: none"><li>• 5 Acres</li></ul>
Maximum Impervious Surface Coverage	<ul style="list-style-type: none"><li>• 85%</li></ul>
Minimum Lot Width and Frontage	<ul style="list-style-type: none"><li>• 200 Feet</li></ul>
Minimum Front Yard Setback	<ul style="list-style-type: none"><li>• 25 Feet</li></ul>
Minimum Side Yard Setback	<ul style="list-style-type: none"><li>• 20 Feet</li></ul>
Minimum Rear Yard Setback	<ul style="list-style-type: none"><li>• 15 Feet</li></ul>
Maximum Building Height	<ul style="list-style-type: none"><li>• 45 Feet; Excluding Agricultural Buildings and Structures</li><li>• 20 Feet Accessory Structures</li></ul>

\*See Section 2.09, Conformance with Miami County Sanitary Engineer Standards

**Section 13.06 Minimum Off-Street Parking Requirements**

Off-Street parking requirements shall be as regulated in Article 35.

**Section 13.07 Signage Requirements**

Signage requirements shall be as regulated in Article 36.

**Section 13.08 Landscape and Buffer Requirements**

Landscape and Buffer requirements shall be as regulated in Article 38.

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