

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:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• None	• Public Garages	• Agricultural Uses • Automobile Filling Station • Automobile, Recreational, Vehicle, Boat Sales • Automobile and Recreational Vehicle Repair • Automobile Wrecking, Junk, or Salvage Yard • Building Services and Supplies • Building and Trades • Commercial Greenhouse • Commercial Storage of Boats, Recreational Vehicles, and/or Construction Equipment in an Enclosed Building • Contractor’s Yard • Crematorium • Events • Farm Implement and Lawn and Garden Equipment Sales and Service • Kennels and Animal Hospitals • Manufacturing, Light • Paint and Body Shop • Research and Development • Trailer Rental and Sales • Utility Storage Yard

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 customarily and incidental to the Principal Permitted Use;
- Convenience Store associated with Principally Permitted Use of Gas Station;
- Car Wash associated with Principally Permitted Use of Gas Station.

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:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• None	• Non-Commercial Parks and Recreation • Public and Semi-Public Buildings • Public and Private Vocational Center, College, or University	• Agricultural Business • Heavy Truck Parking • Motor Freight Depot or Truck Transfer Terminal • Multiple Tenant Buildings • Retail Business • Self Storage Buildings and Storage Yards, excluding Wrecking and Dismantling of Motor Vehicles • Sexually Oriented Businesses • Temporary Uses and Seasonal Sales Lots • Truck and Heavy Equipment Service • Wireless Telecommunication Facility and/or Antenna

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	• 5 Acres
Maximum Impervious Surface Coverage	• 40%
Minimum Lot Width and Frontage	• 200 Feet (Contiguous)
Minimum Front Yard Setback	• 25 Feet
Minimum Side Yard Setback	• 20 Feet
Minimum Rear Yard Setback	• 15 Feet
Maximum Building Height	• 45 Feet; Excluding Agricultural Buildings and Structures

Drainage and Stormwater Management	• All lot splits, rezonings, and construction within this District shall submit a drainage and stormwater management plan.
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*See Section 2.10, 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.

Section 13.09 Accessory Buildings, Fencing and Other Requirements

Requirements are found in Article 30.

- Sept 10, 2026 (effective date; previous version Sept, 2018) – updated §13.05 to add Drainage and Stormwater Management; chg ref section 2.09 to 2.10; §13.03 change Retail Business to Retail Business customarily and incidental to the Principal Permitted Use; §13.04 add Heavy Truck Parking as CU; §13.02 rename Automobile, Truck, and RV Repair to Automobile and RV Repair; §13.02 move Motor Freight Depot or Trucking Transfer Terminal to CU and rename – Resolution #26-08-076.
- Oct 8, 2026 (effective date) – added Convenience Store and Car Wash to §13.03 Accessory Uses for a principally permitted use of Gas Station; split §13.02 Buildings and Trades, Contractor’s Yards, Utility Storage Yards into 3 entries; §13.05 change Impervious Surface max from 85% to 40% – Resolution #26-09-085.

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