

Bethel Township Zoning Resolution Article 13 – “I-2” Heavy Industrial District – September 2018

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
<ul style="list-style-type: none">• None	<ul style="list-style-type: none">• Public Garages	<ul style="list-style-type: none">• Agricultural Uses• Automobile Filling Station• Automobile, Recreational, Vehicle, Boat Sales• Automobile, Truck, and Recreational Vehicle Repair• Automobile Wrecking, Junk, or Salvage Yard• Building Services and Supplies• Building and Trades, Contractor’s Yard, Utility Storage Yard• Commercial Greenhouse• Commercial Storage of Boats, Recreational Vehicles, and/or Construction

		Equipment in an Enclosed Building <ul style="list-style-type: none"> • Crematorium • Events • Farm Implement and Lawn and Garden Equipment Sales and Service • Kennels and Animal Hospitals • Manufacturing, Light • Motor Freight Depot or Trucking Transfer Terminal • Paint and Body Shop • Research and Development • Trailer Rental and Sales
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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:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
<ul style="list-style-type: none">• None	<ul style="list-style-type: none">• Non-Commercial Parks and Recreation• Public and Semi-Public Buildings• Public and Private Vocational Center, College, or University	<ul style="list-style-type: none">• Agricultural Business• 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• 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	<ul style="list-style-type: none">• 5 Acres
Maximum Impervious Surface Coverage	<ul style="list-style-type: none">• 85%
Minimum Lot Width and Frontage	<ul style="list-style-type: none">• 200 Feet (Contiguous)
Minimum Front Yard Setback	<ul style="list-style-type: none">• 25 Feet
Minimum Side Yard Setback	<ul style="list-style-type: none">• 20 Feet

Minimum Rear Yard Setback	• 15 Feet
Maximum Building Height	• 45 Feet; Excluding Agricultural Buildings and Structures

*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.

Section 13.09 Accessory Buildings, Fencing and Other Requirements

Requirements are found in Article 30.