

307 I INDUSTRIAL DISTRICT

A. Purpose: The purpose of this district is to provide for industrial uses on lots in districts which are both suitable for such uses and protected from encroachment by other uses. It is the intent of this district that industrial uses be developed of an unified site, which is planned and developed specifically as an industrial park to accommodate several uses or as a larger site to accommodate a single use. Permitted uses are those which have no detectable effects outside the I district. Central water and sewer facilities are required.

B. Uses:

1. Permitted Uses

a.	Manufacturing activities including: assembling component parts in manufactured products; mechanical or chemical transformation of materials into new products; transformation of materials by heat, electricity, or other forms of energy; the blending of new materials; and the packaging of materials.
b.	Warehousing and storage.
c.	Wholesale trade.
d.	Terminal facilities for motor freight transportation.
e.	Research and testing.
f.	Printing and publishing.
g.	Accessory uses and structures as provided in Section 205 and including signs as regulated by Article IV; parking and loading as regulated by Article V.

2. Conditional Uses

		Subject to these sub sections of Section 606
a.	Strip mining.	24
b.	Junk yard, salvage yard or impound lot.	26
c.	Similar use.	32
d.	¹ Government Projects	33

C. ²Minimum Dimensions for Lots and Yards

¹ Added12-05-2006

Lots and yards in the I district shall comply with the minimum requirements stated in the following table:

	Lots not abutting a Residential district	Lots abutting a Residential district
Lot Area	1 acre	1 acre
Lot Frontage	100 feet	100 feet
Lot Width at Minimum Building Setback Line	150 feet	150 feet
Minimum Lot Depth	200 feet	200 feet
Front Yard Depth	75 feet	100 feet
Side Yard Width	25 feet	100 feet
Rear Yard Depth	50 feet	100 feet

D. **Landscaping and Buffers Required:** On any lot the following buffers shall be constructed and permanently maintained:

1. **Front Yard Buffer.** A landscaped strip twenty (20) feet in width adjacent to the right-of-way and running the entire frontage of the parcel shall be constructed.
2. **Side Yard and Rear Yard Buffer:** When a side or rear yard is adjacent to a residential district, a landscaped and planted buffer strip fifty (50) feet in width shall be constructed running the length of the yard.

E. **Supplementary Regulations:**

1. **Site Plan Review.** *See Section 807.B.*
2. **Natural Hazard Overlay Areas.** All areas within the Natural Hazard

District

are also subject to all requirements of Section 302 of this Resolution.

3. **Water and Sewer.** Central water and sewer facilities shall be required for all uses in the I District.
4. **Outdoor Storage Screening.** Outdoor storage areas shall be totally screened from view from all public rights-of-way and from all adjacent residential districts by landscaping, walls, fences or topography. Outdoor storage shall not occur in any required front yard or in any yard adjacent to a residential district.
5. **Refuse Storage.** All outdoor refuse storage areas shall be screened from view from adjacent properties. All refuse shall be stored in rodent proof containers or enclosures. Refuse storage areas shall be maintained in a

² Amended 01-06-1996

neat and orderly fashion so as not to attract insects, rodents or other pests.

6. **Industrial Performance Standards.** Every establishment desiring to locate in the I Industrial District shall submit evidence to the satisfaction of the Zoning Inspector that its activities will not violate the following performance standards:
 - a. **Air Pollution.** Establishments emitting air pollution affecting ambient air quality shall show evidence of conformance with all Ohio Environmental Protection Agency (OEPA) requirements.
 - b. **Vibration.** No vibration shall be permitted which is discernible without instruments at the property line of the establishments creating such vibration and beyond any boundary of the district.
 - c. **Smoke, Fly Ash, Dust, Dirt.** No establishment shall exhaust or discharge into the air any quantity of fly ash, smoke, dust, dirt, or similar form of particulate matter except as permitted by the standards of OEPA.
 - d. **Odors.** No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be readily detectable beyond the property line.
 - e. **Solid and Liquid Wastes.** No discharge of liquid or solid wastes into any public or private sewage system, lake, stream, ditch, or other body of water, floodway, swale, retention pond, or other intermittent facility for water storage or management or onto or into the ground except as approved by the OEPA.
 - f. **Radioactivity.** No establishment shall produce, store, transfer, or use radioactive materials in any manner hazardous to human health.
 - g. **Electric or Electronic Disturbance.** No establishment shall produce electronic or electrical disturbances perceptible beyond the property line.
 - h. **Fire and Explosion Hazards.** Materials and processes having potential for fire or explosion hazards shall not be permitted in close proximity to residential areas where they constitute undue safety hazards. When permitted, such uses shall be controlled by the requirements of the Westfield Fire Department.
 - i. **Noise.** Noise which is determined objectionable to an ordinary person at the property line due to volume, frequency or beat shall be prohibited.