

**"I" DISTRICT: INDUSTRIAL AND MANUFACTURING**  
**SECTION 8**

**PURPOSE:**

The purpose of the Industrial and Manufacturing district is to provide for industrial and manufacturing land uses which can be compatible with a predominantly rural residential area without central sewer and water services. The range of industrial and manufacturing uses permitted in the district and the limitations on the scale of uses, are designed to prevent the creation of public health and safety problems which could result in a need to extend central water and/or sewer in an uneconomic fashion.

**I-1 - PERMITTED USES:**

- 1 - Any manufacturing operation that does not produce odor, dust, smoke, gases, organic waste, noise, flames, or vibration beyond the confines of its buildings, and does not require central water and/or central sewer.
  - 2 - Sexually Oriented Businesses: (Reference; Section 4 - 4.21)
  - 3 - Meets the Health, Safety, and Licensing Regulations as stated by Federal, State and Local governments.
  - 4 - If a specific use is proposed that is not listed or provided for herein, the Board of Zoning Appeals may make a determination, upon appeal, that the proposed use is substantially similar to a specific use that is listed or provided for in this section. If the Board finds that a use is substantially similar to a specifically permitted use listed in this section, such use shall be deemed to be a substantially similar use permitted in this district.
- In determining that a proposed use is a substantially similar use, the board shall follow the procedures relating to appeals and variances as specified in this resolution. Upon making a determination that the proposed use is substantially similar, the Board shall notify the Township Zoning Commission, the Township Trustees, and the Township Zoning Inspector of its decision, and shall include in its written findings the reason upon which its decision is based.

**A - Standards for Consideration of Substantially Similar Uses.**

The following standards shall be considered by the Board when making a determination that a use is substantially similar to a permitted use within this district:

**"P" DISTRICT: INDUSTRIAL AND MANUFACTURING (Continued)**  
**SECTION 8:**

- 1 - The compatibility of the proposed use with the permitted use classification as specified in this resolution.
- 2 - The nature, predominant characteristics, and intensity of the proposed use in relationship to those uses specifically permitted by this resolution in this district.
- 3 - The size, dimension requirements, parking requirements, traffic generation potential, and other regulatory considerations associated with uses as specified in this district.

**B - Record Maintenance.**

The Township Zoning Inspector shall keep a record of all uses found to be substantially similar in use for this district, and upon determination by the Board of Zoning Appeals, such use shall be considered as a permitted use for any applicant within this district.

**I-2 - AREA AND HEIGHT REGULATIONS**

- 1 - Minimum lot size shall be four (4) acres.
- 2 - Minimum lot width shall be two hundred fifty (250) feet; and if a corner lot, it shall have a minimum lot width of two hundred fifty (250) feet fronting on both roadways.
- 3 - No more than 50% of the lot shall be covered by building.
- 4 - There shall be adequate parking spaces for all employees and visitors within the confines of the property. Ref. - Section 4.14-2 through 6, 4.15. (Pg. 18-21)
- 5 - Signs will be non-illuminated and a maximum of thirty-two (32) square feet.
  - (a) - One sign may be fixed to the side of the building.
  - (b) - One sign may be erected at ground level, the top of which may not be higher than eight (8) feet.
  - (c) - Signs shall be a minimum of ten (10) feet from all road right-of-ways and property lines.(Amended 4-15-03; Effective 5-15-03)
- 6 - Maximum building height shall be no more than fifty (50) feet.

**"P" DISTRICT: INDUSTRIAL AND MANUFACTURING** (Continued)  
**SECTION 8**

- 7 - Minimum set back from all property lines shall be seventy five (75) feet.
- 8 - A fifty (50) foot transition area, buffer zone, shall remain around the area where a manufacturing operation abuts a residential use to ameliorate any adverse conditions resulting from a manufacturing operation.

**I-4 - CONDITIONALLY PERMITTED USES**

- 1 - Any Industry or Manufacturing operation that produces odor, dust, smoke, gas, organic waste, noise, flames, or vibrations that extend beyond the confines of the building, requires the collection of recyclable materials, or the extension of central sewer and/or central water may be conditionally permitted.
- 2 - Any Conditionally permitted uses in "C" District shall be a Conditionally Permitted use in "P" District.
- 3 - Junk yards.
- 4 - Research and development uses involve research related to product development in conjunction with testing, laboratory, and minor fabricating and assembly operations.
- 5 - Wholesaling and storage uses are associated with transporting, storing, handling or selling merchandise primarily to retailers, industrial, institutional, or professional uses, or to other wholesalers, or acting as agents in buying merchandise for such persons or organizations.
- 6 - Manufacturing uses include all uses involving processing, fabrication, packaging, assembly and related functions whether using machinery or labor and associated with the industrial operations of producing goods, components, and other related items.
- 7 - Keeping and housing of non-domesticated animals that pose a greater than normal risk to the health and welfare of Township residents. Animals will be determined to be non-domesticated animals that pose a greater than normal risk by the Zoning Inspector. Excluded from such definitions would be animals such as rabbits, raccoons, bison, squirrels and chipmunks. Subject to Conditional Zoning Certificate, Section 9, (37).

1. The first part of the document is a list of names and addresses of the members of the committee.

2. The second part of the document is a list of names and addresses of the members of the committee.

3. The third part of the document is a list of names and addresses of the members of the committee.

4. The fourth part of the document is a list of names and addresses of the members of the committee.

5. The fifth part of the document is a list of names and addresses of the members of the committee.

6. The sixth part of the document is a list of names and addresses of the members of the committee.

7.

8. The eighth part of the document is a list of names and addresses of the members of the committee.

9. The ninth part of the document is a list of names and addresses of the members of the committee.

10. The tenth part of the document is a list of names and addresses of the members of the committee.

11. The eleventh part of the document is a list of names and addresses of the members of the committee.

12. The twelfth part of the document is a list of names and addresses of the members of the committee.