

ARTICLE 100-17

GENERAL INDUSTRIAL DISTRICT (M2)

100-17.1 Statement of Purpose

The intent of this District is to permit certain industrial uses to locate in desirable areas of the County, based upon the Comprehensive Development Plan, which uses are primarily of a manufacturing, assembling, and fabricating character, including large scale or specialized industrial operations requiring good access by road and/or railroad, and needing special sites or public and utility services. Reasonable regulations apply to uses in this district, so as to permit the location of industries, which will not cause adverse effects on residential and commercial areas in the County. Uses incompatible with the permitted industrial uses are prohibited.

100-17.2 Principal Permitted Uses

1. All uses permitted in the M1 District.
2. Airports and related activities.
3. Industrial Establishments.
 - a. The assembly and/or manufacture of automobiles, automobile bodies, parts and accessories, cigar and cigarettes, electrical fixtures, batteries, and other electrical apparatus and hardware.
 - b. Processing, refining, or storage of food and food stuffs.
 - c. Breweries, bump shops, distilleries, machine shops, metal buffing, plastering and polishing shops, millwork lumber and planing mills, painting and sheet metal shops, undercoating and rustproofing shops, and welding shops.
 - d. Accessory buildings and use customarily incidental to the above Permitted Principal Uses, including living quarters of a watchman or caretaker.
 - e. Any other uses similar to any of the above Principal Permitted Uses.
4. Planned Unit Developments. (Pursuant to Section 100-19)

100-17.3 Conditionally Permitted Uses

The following uses may be permitted by the County of Board of Zoning Appeals, pursuant to Article 100-5.7 and subject to the following provisions:

1. Junkyards and recycling centers subject to the following conditions:
 - a. The area of use shall be completely enclosed by a six (6) foot, non-transparent fence.
 - b. The area of use shall be surrounded by landscaping, adequate enough to provide a buffer between the junkyard and abutting uses or public right-of-way.

- c. No open burning shall be done without specific permission of the local fire department.
- d. No junk material or vehicles shall be stacked higher than ten (10) feet within three-hundred (300) feet of a property line abutting a public right-of-way or a more restrictive district.
- e. The off-street parking area should be provided as follows: one (1) space for each employee; and if there is a sale of parts or service in combination with the junkyard there shall be one (1) space for each ten (10) acres in excess of thirty (30); or at the discretion of the Board of Zoning Appeals, one (1) space for each three-hundred (300) square feet of floor area.
- f. All off-street parking should be behind the right-of-way, contiguous and easily accessible.
- g. Reasonable provision of surface and sub-surface drainage, as shown by appropriate studies and plans, so as to maintain access to the storage yard during periods of heavy rainfall or snow melt. The proposed drainage shall not impede the drainage of the surrounding lands.
- h. The area of use shall not be permitted to contain noxious weeds that are about to spread or mature seeds.

2. Adult Business Establishments (Pursuant to Section 100-15.3, #3)

100-17.4 Industrial Performance Standards

Any use established in the M2 District shall not be permitted to carry on any activity or operation or use of land, building, equipment that produce irritants to the sensory perceptions greater than the measures established by the State of Ohio and any applicable Federal Regulations.

No activity, operation, or use of land, building or equipment of any use, as established in this district, shall produce or create dangerous, injurious, noxious, or otherwise objectionable, fire, explosive or other hazard, noise or vibration, smoke, dust, odor or other form of air pollution, glare, electrical or other disturbance, liquid or solid refuse or waste; such an amount as to affect adversely the surrounding area or adjoining premises. The foregoing hereinafter shall be referred to as a "Nuisance Factor". All applicable federal, state, and local regulations shall be adhered to.

100-17.5 Area, Height, Bulk and Placement Requirements (M2)

Area, height, bulk and placement requirements unless otherwise specified are as provided in the following tables and as further provided in Article 100-18.

Maximum Building Height (a) in Feet	Minimum Yard Setback in Feet			Minimum Landscape Area
	Front	in Side	Rear	% of Lot Area
150	75	20	20	10