

ORDINANCE NO. 2018-14

AN ORDINANCE AMENDING SECTION 1125.05 -I-2 GENERAL INDUSTRIAL DISTRICT, WITHIN CHAPTER 1125 -NONRESIDENCE DISTRICTS, OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF HURON.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:


SECTION 1. That Section 1125.05- I-2 General Industrial District, within Chapter 1125 - Nonresidence Districts, of the Planning and Zoning Code of the Codified Ordinances of the City of Huron WHICH CURRENTLY READS AS FOLLOWS: (refer to Exhibit "A" attached) , shall be and hereby is amended.

SECTION 2. That Section 1125.05- I-2 General Industrial District, within Chapter 1125- Nonresidence Districts, of the Planning and Zoning Code of the Codified Ordinances of the City of Huron is hereby amended to read as follows: (refer to Exhibit "B" attached)

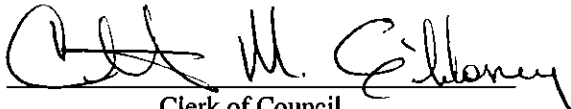
SECTION 3. Section 1125.05 -I-2 General Industrial District, as existing prior to the adoption of this Ordinance shall be, and the same hereby is, repealed.

SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C.121.22.

SECTION 5. This ordinance will take effect thirty (30) days following adoption.



Brad Hartung, Mayor

ATTEST: 
Clerk of Council

ADOPTED: 26 JUN 2018

1125.05 I-2 GENERAL INDUSTRIAL DISTRICT.

(a) Principal Permitted Uses. Any use permitted in the following, in certain parts of the District; or permitted in certain parts subject to Board of Building and Zoning Code Appeals authorization; or which is not prohibited in the I-2 District by this section or by any other law or ordinance.

Any of the following uses, when located not less than 200 feet from any R District, and not less than 100 feet from any B-1 or B-2 District.

Acetylene manufacturing in excess of fifteen pounds pressure
per square inch

Automobile assembly

Bleaching, cleaning and dyeing plant of large scale
production

Boiler shops, machine shops, structural steel fabricating
shops, railway car or locomotive shops, including repair, metalworking shops
employing reciprocating hammers or presses over twenty tons rated capacity

Brewing or distilling of liquors

Candle manufacturing

Dextrine, starch or glucose manufacturing

Disinfectant, insecticide or poison manufacturing

Dye and dyestuff manufacture

Enameling, lacquering or japanning

Emery cloth or sandpaper manufacturing

Felt manufacturing
Flour or grain mill
Forge or foundry works

Gas - generation or storage for illumination or heating
Grain drying or poultry feed manufacturing from refuse,
mash or grain

Hair or hair products manufacturing

Lime or lime products manufacturing
Linoleum, oil cloth or oiled goods manufacturing

Match manufacturing
Meat packing; but not stockyards or slaughterhouses

Oil, paint, shellac, turpentine, varnish or enamel
manufacturing

Paper and pulp manufacturing
Perfume manufacturing
Pickle, sauerkraut or sausage manufacturing
Plaster manufacturing
Poultry slaughterhouses, including packing and storage
for wholesale
Printing ink manufacturing

Sandblasting or cutting
Sawmill, the manufacture of excelsior, wood fiber or
sawdust products
Sewage disposal plant, except by the Municipality
Shipbuilding and repair
Shoddy manufacturing
Shoe blacking or polish or stove polish manufacturing
Soap manufacturing
Steam power plant, except where accessory to a permitted
principal use
Stone and monument works employing power-driven tools
Storage, drying, cleaning of iron, junk, rags, glass, cloth,
paper or clipping, including sorting, refining, baling, except woolpulling and
scouring
Sugar refining

Trucking terminal

Vehicle storage and repair
Veterinary clinics and kennels
Vinegar manufacturing
Warehousing and storage
Wire or rod drawing - nut, screw or bolt manufacturing
Yeast manufacturing
(Ord. 1990-20. Passed 11-26-90.)

(b) Conditionally Permitted Uses. Any of the following uses when located not less than 300 feet from any R District, and not less than 100 feet from any B-1 or B-2 District, and requirements as in the opinion of the Board, are necessary to protect adjacent property and prevent conditions which may become noxious or offensive:

Acid manufacturing

Ammonia, chlorine or bleaching powder manufacture

Animal black, lamp black, bone black or graphite
manufacture

Asphalt, cement, charcoal and fuel briquettes
manufacture

Celluloid or pyroxyline manufacturing, or explosive or
inflammable cellulose or pyroxyline products manufacturing or storage

Cement, lime, gypsum or plaster of Paris manufacture

Coal yards

Cooperage works

Crematory

Creosote manufacture or treatment

Distillation of coal, petroleum, refuse, grain, wood or
bones, except in the manufacture of gas

Explosives manufacture or storage except for small arms
ammunition

Fertilizer, compost - manufacture or storage

Fish curing, smoking or packing, fish oil manufacture
or refining

Garbage, offal, dead animals, refuse, rancid fats -
incineration, reduction or storage

Glue manufacture, size or gelatin manufacture where the
processes include the refining or recovery of products from fish, animal refuse
or offal

Hog farm

Junk yard

Livestock feeding yard

Petroleum or inflammable liquids production, refining
and storage aboveground

Rubber, caoutchouc or gutta-percha manufacture and
treatment from crude or scrap material or the manufacture of balata

Slaughtering of animals or stockyards
Smelting of ferrous or nonferrous ores
Steel furnaces, blooming or rolling mills
Storage, curing or tanning of raw, green or salted hides
or skins

Tar or asphalt roofing or waterproofing manufacturing
Tar distillation or manufacturing

Telecommunications towers in accordance with the following conditions:

- (1) The tower must be located a minimum of the height of the tower and all antennae from the closest right-of-way line. (Side and rear setbacks shall comply with those required structures in the I-2 District.)
- (2) The tower structure must be completely enclosed within a fence at least six feet in height for security purposes.
- (3) Accessory structures shall not exceed 15' x 30' in total area.
(Ord. 1998-39. Passed 12-7-98.)

(c) Accessory Uses. Accessory uses and structures permitted and as regulated in the I-1 District, except as hereinafter modified, and such other uses and structures customarily accessory and incidental to a permitted use.

(d) Required Conditions. Any use may be conducted in the I-2 District within or without a building or enclosure, subject only to distance requirements where applicable and to such other conditions as may be imposed, in specific cases, by the Board.

Junk yards shall be enclosed by an acceptable fence, wall or other screening, maintained in good condition, not less than six feet high.

(e) Prohibited Uses. Dwellings and residences of any kind, including motels; also schools, hospitals, clinics, convalescent or nursing homes, and other institutions for human care, except where incidental to a permitted principal use; provided, however, that this Zoning Ordinance, or any amendment thereto, shall not be classified as a nonconforming use as defined in Section 1121.04 and subject to the provisions of Section 1121.07.

No use shall be permitted or authorized to be established or maintained which, when conducted under adequate conditions and safeguards in compliance with the provisions of this Ordinance and any additional conditions or requirements prescribed by the Board, is or may become hazardous, noxious or offensive, due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, beat frequency, refuse matter or water-carried waste.

(f) Height Regulations. Same as specified in I-1 District.
(Ord. 1990-20. Passed 11-26-90.)

(g) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed, except as otherwise provided herein:

<u>Lot Area</u>	<u>Lot Frontage</u>	<u>Front Yard Depth</u>	<u>Side Yard Depth</u>	<u>Rear Yard Depth</u>
Nonresidential Structures - None	30 ft.	20 feet	None except when adjoining R or B-1 or B-2 District - then the otherwise specified distance requirements	1-story: 40 feet 2-story: 50 feet 3-story: 60 feet Five feet each additional story
Dwelling or residential parts of nonresidential buildings			Not permitted in District	
Existing dwellings: Same as R-3 (Ord. 1998-39. Passed 12-7-98.)				

EXHIBIT "B"

1125.05 I-2 GENERAL INDUSTRIAL DISTRICT.

(a) Principal Permitted Uses. Any use permitted in the following, in certain parts of the District; or permitted in certain parts subject to Board of Building and Zoning Code Appeals authorization; or which is not prohibited in the I-2 District by this section or by any other law or ordinance.

Any of the following uses, when located not less than 200 feet from any R District, and not less than 100 feet from any B-1 or B-2 District.

Acetylene manufacturing in excess of fifteen pounds pressure
per square inch
Automobile assembly

Bleaching, cleaning and dyeing plant of large scale
production

Boiler shops, machine shops, structural steel fabricating
shops, railway car or locomotive shops, including repair, metalworking shops
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Candle manufacturing

Dextrine, starch or glucose manufacturing
Disinfectant, insecticide or poison manufacturing
Dye and dyestuff manufacture

Enameling, lacquering or japanning
Emery cloth or sandpaper manufacturing

Felt manufacturing
Flour or grain mill
Forge or foundry works

Gas - generation or storage for illumination or heating
Grain drying or poultry feed manufacturing from refuse,
mash or grain

Hair or hair products manufacturing

Lime or lime products manufacturing
Linoleum, oil cloth or oiled goods manufacturing

Match manufacturing
Meat packing; but not stockyards or slaughterhouses

Oil, paint, shellac, turpentine, varnish or enamel
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Paper and pulp manufacturing
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Cement, lime, gypsum or plaster of Paris manufacture

Coal yards

Cooperage works

Crematory

Creosote manufacture or treatment

Distillation of coal, petroleum, refuse, grain, wood or
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Garbage, offal, dead animals, refuse, rancid fats -
incineration, reduction or storage

Glue manufacture, size or gelatin manufacture where the
processes include the refining or recovery of products from fish, animal refuse
or offal

Hog farm

Junk yard

Livestock feeding yard

Medical marijuana retail dispensaries as authorized by
ORC 3796 et seq and Chapter 751 of these
Ordinances.

Petroleum or inflammable liquids production, refining
and storage aboveground

Rubber, caoutchouc or gutta-percha manufacture and
treatment from crude or scrap material or the manufacture of balata

Slaughtering of animals or stockyards
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(Ord. 1998-39. Passed 12-7-98.)

(c) Accessory Uses. Accessory uses and structures permitted and as regulated in the I-1 District, except as hereinafter modified, and such other uses and structures customarily accessory and incidental to a permitted use.

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Junk yards shall be enclosed by an acceptable fence, wall or other screening, maintained in good condition, not less than six feet high.

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