



ARTICLE 5 Industrial District

5.01 I – Industrial District

A. Purpose

This District, comprising the I-1 Light Industrial District and the I-2 Heavy Industrial District in the previous Zoning Resolution, is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial or service activities which in their normal operations have little or no adverse effect on adjoining properties. Provision is also made for a wider range of assembling, fabricating, and manufacturing activities as conditionally permitted uses, provided they can meet the standards necessary to insure that the effects of their objectionable characteristics on adjoining properties can be minimized.

B. Permitted Uses

- 1.** The following, except as may be otherwise regulated herein, are permitted. The manufacturing, compounding, processing and assembling of products such as:
 - a.** Bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products; except fish or meat products, sauerkraut, yeast and rendering or refining of fats or oils.
 - b.** Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, features, fiber, glass, hair, horn, leather, plastics, precious or semi-precious metals or stones, sheet metal (except where presses over twenty (20) tons rated capacity are employed), rubber, shell, textiles, tobacco, wax, wood (where saw and planning mills are employed within a completely enclosed building).
 - c.** Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.
 - d.** Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.

- e. Electrical and electric appliances, instruments and devices, television sets, radios, other electronic entertainment devices, and household appliances.
 - f. Electric and neon signs, billboards, and other commercial advertising structures.
 - g. Laboratories and processing - experimental, film or testing provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.
 - h. The manufacturing, compounding, processing and assembling of products that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.
- 2. The following uses, provided storage is within an enclosed building or an area enclosed on all sides by a solid wall or a minimum six (6) foot solid painted fence with openings no greater than fifteen percent (15%) or no less than 85% opaque, or a dense vegetative planting incorporating trees, evergreens, and/or hedges of a variety that are as equally effective in their screening effect, in both summer and winter, as a solid wall or solid painted fence with openings no greater than fifteen percent (15%) or no less than 85% opaque.
 - a. Building materials, sales yard and lumber yard, including mill work when within a completely enclosed building.
 - b. Contractor's equipment storage yard or plant, or storage and rental of equipment.
 - c. Fuel, food and goods distribution station, warehouse and storage, but excluding coal and coke. Inflammable liquids shall be underground storage only, and only if located more than three hundred (300) feet from any other Zoning District.
 - d. Motor, freight garage, truck or transfer terminal, office, warehousing and storage.
 - e. Public storage garage and yards.
 - f. Storage and sale of grain and livestock feed provided dust is effectively controlled during all operations.

- g. Uses that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.
- 3. The following uses when conducted no closer than fifty (50) feet from any R-District. Where the I District abuts an R-District, but is separated from the R-District by a public street, the width of the street may be considered as part of the required fifty (50) foot setback.
 - a. Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.
 - b. Blacksmith, welding, or other metal working shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers and other noise producing machine-operated tools.
 - c. Carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air-conditioning, sign painting, painting and other similar establishments.
 - d. Foundry, casting light weight non-ferrous metals, not causing noxious fumes or odors.
 - e. Gasoline dispensing when clearly incidental to the principal uses of the premises.
 - f. Ice manufacturing and cold storage plant; creamery and bottling plant.
 - g. Laundry, cleaning and dyeing plant.
 - h. Repair services, for machinery and equipment including repair garages and specialty establishments such as motor, body and fender, radiator, motor tune- ups, muffler shops, tire repairing sales and service including vulcanizing.
 - i. Stone or monument works not employing power tools; or if employing such tools then within a completely enclosed building.
 - j. Veterinarian Hospital or clinic.
 - k. Household Pet Boarding Facility.

1. Uses that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.
4. Off-street public parking lot and garage.
5. Plant greenhouse.
6. Warehousing.
7. Wholesale establishments.
8. Signs - as regulated by Article 8 of this Zoning Resolution.
9. Offices as listed in the C-OR Commercial District.
- 10. Garden and Landscape Supply Sales.**
- 11. Landscape Business.**
- 12. Accessory buildings incidental to the principal use and which do not include any activity conducted as a business and accessory uses normally and regularly associated with the principal uses listed above.**

C. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Churches.
2. Day Care Center.
3. Life Care Facility.
4. Manufacturing, processing, cleaning, servicing, testing, assembling, storing or repairs of materials, goods, or products.
5. Recycling/salvaging facilities.
6. Schools/educational facilities.

7. Truck Servicing.

8. Wind Turbines.

D. Development Standards

1. Minimum Front Yard Setback From the Street Right-of-Way Line – Twenty-five (25) feet except as otherwise required in this Article.
2. Minimum Rear Yard Setback – Twenty-five (25) feet except as otherwise required in this Article.
3. Minimum Side Yard Setback – Twenty-five (25) feet except as otherwise required in this Article.
4. Height Regulations - No building shall exceed Fifty (50) feet in height, except as provided otherwise in this Resolution.
5. Off-Street Parking - As regulated by Article 9 of this Resolution.
6. Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.