

CHAPTER 12

HEAVY INDUSTRY ZONE “M-2” REGULATIONS

- 12.01 The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code are the zoning regulations for Heavy Industry Zone “M-2”.
- 12.02 A building or land situated in this zone may be used for any industrial purpose permitted in Zone “M-1” or “M-2”, but only if the lot or any structure thereon are connected to a central sewage system or other aeration type system that will be approved upon the start of operation by the Warren County Combined Health District and/or the Ohio Environmental Protection Agency.
- 12.03 No zoning permit shall be issued for any use in conflict with any regulation of Warren County or any law of the State of Ohio regarding nuisances.
- 12.04 No zoning permit shall be issued for any use, except those permitted by Section 12.02 of the Zoning Code. Typical use requiring this procedure would be:
- A. Abattoirs and slaughter houses or stock yards.
 - B. Acid manufacture or wholesale storage of acids.
 - C. Distillation of bones.
 - D. Explosive manufacture or storage.
 - E. Fat rendering, fertilizer, gas, or glue manufacture.
 - F. Garbage, offal or dead animal reduction or dumping.
 - G. Gravel and sand pits.
 - H. Petroleum or petroleum products refining.
 - I. Tar and asphalt storage.
 - J. Manufacture of plastics compounds.
 - K. Smelting or reduction of ores and metallurgical products.
 - L. Garbage disposal.
 - M. Junk Yards.
 - N. Race tracks and courses for the conduct of seasonal or periodic racing meets of aircraft, horses, dogs, automobiles and the like.

12.05

Yards: Permitted uses listed in section 12.04 shall meet the setback, frontage, building line, height, acreage and buffer requirements as stated below. Uses permitted within the heavy industry zone “M-2” regulations but listed in the B-1, B-2, or M-1 zoning regulations shall meet the setback, frontage, building line, height, acreage, and landscaping regulations for the zoning district which they are listed.

- A. Uses permitted within the Heavy Industry Zone “M-2” Regulations shall have a minimum front yard setback as shown below. Uses shall include structures, parking areas and paved or graveled surfaces excluding areas used exclusively for access to the property from the right-of-way:

<u>FUNCTIONAL CLASSIFICATION</u>	<u>SETBACK</u>
PRIMARY AND SECONDARY ARTERIALS	400 FEET
ALL COLLECTORS	200 FEET
LOCAL CLASS STREETS	100 FEET

In circumstances where the heavy industry use provides a ten (10) foot high buffer consisting of a solid wall, solid wood fence, earth mound or combination thereof along the entire frontage the front yard setback for structures may be reduced by fifty (50) percent.

- B. For a lot that has frontage on more than one (1) street, the required front yard shall be provided on all streets.
- C. The minimum frontage requirement shall be fifty (50) feet.
- D. Side Yard:
1. If the lot is not contiguous or adjoining a residential zone the side yard for structures shall be fifty (50) feet minimum or one-hundred (100) feet total.
 2. If the lot is contiguous or adjoining a residential zone the side yard for structures shall be four hundred (400) feet. All paved or graveled surfaces shall have a minimum side yard setback of one-hundred (100) feet.
 3. In either case, the Parking and Loading Regulations, Chapter 20 must be complied with.
- E. Rear Yard:
1. If the rear yard does not adjoin a residential zone the rear yard for structures shall be thirty-five (35) feet.
 2. If the lot is contiguous or adjoining a residential zone the rear yard for structures shall be one-hundred (100) feet. All paved or graveled surfaces shall have a minimum rear yard setback of fifty (50) feet.
 3. In either case, the Parking and Loading Regulations, Chapter 20 must be complied with.
- F. Every tract of land shall have a minimum width of one-hundred (100) feet at the building line.
- G. Height Regulations: Unlimited, except for each foot over forty-five (45) feet front, side and rear yard shall be increased by one (1) foot, and there shall be adequate fire extinguishing facilities as approved by the fire organization of Hamilton Township.
- H. Section Deleted.
- I. Lot Size: The minimum lot size shall be five acres.

- 12.06 A residence or house trailer is not permitted except for a caretaker or equivalent use as approved by the Zoning Inspector.
- 12.07 All existing structures or lots of record prior to the effective date of these regulations shall be controlled by the Zoning Regulations under which they were approved or constructed and shall not be considered “non-conforming” to this zone.