

**SECTION 450**  
**Industrial Districts**  
**(Amended September 22, 2007)**

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**450.1 PURPOSE.**

Industrial Districts (O-R, I-1 and I-2) and their regulations are established in order to achieve, among others, the following purposes:

- A. To provide convenient and sufficient zoning districts for office/research and industrial activities and for the production, distribution, and exchange of goods and services in order to serve and promote the economic development of the community.
- B. To protect residential neighborhoods adjacent to office/research and industrial uses by restricting the types of uses and establishing performance standards, particularly at the common boundaries, to ensure that congestion, noise or other objectionable influences are minimized beyond the district boundaries.
- C. To provide for office/research and industrial establishments that can be appropriately located in the township in a manner that is compatible with the surrounding character of the township and which normally generate only limited outdoor activities accessory to and in association with a principal activity conducted in enclosed buildings.
- D. To provide an Office Research District (O-R) that provides an environment for and conducive to the development and protection of modern administrative, executive and professional facilities and research institutions that are office-like in physical appearance and service requirements. All operations must be primary or incidental to the research being conducted must be confined to enclosed buildings and then shall be no objectionable emissions from the premises. Operations permitted in this district shall be developed, maintained and operated in such a manner as to minimize any undesirable impact on adjacent properties and neighborhoods, especially when such neighborhoods are zoned residential.

E. To provide a Light Industrial District (I-1) that encourages and accommodates industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from encroachment of residential, retail, and institutional uses. The uses allowed are those that because of their normally unobjectionable characteristics can be in relatively close proximity to residential districts.

F. To provide a Manufacturing and Storage District (I-2) that encourages and accommodates industrial uses such as manufacturing, storage, and warehousing that may have extended physical effects on surrounding areas or may be objectionable when in proximity to residential uses.

#### **450.2 USE REGULATIONS.**

- A. A use listed in Table 450.3 shall be a principal use permitted by right in a district when denoted by the letter "P" provided that all requirements of this Zoning Resolution have been met.
- B. A use listed in Table 450.3 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Board of Zoning Appeals first makes the determination that the requirements of Section 470 have been met according to the procedures set forth in Section 730.
- C. A use listed in Table 450.3 shall be permitted as an accessory use in a district when denoted by the letter "A". Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections of this Section.
- D. Although a use may be indicated as permitted in a particular Industrial District, it shall not be approved on a parcel unless it can be located thereon in full compliance with all of the standards and other regulations of this Resolution applicable to the specific use and parcel in question. Any use that is not specifically listed as either a permitted principal or conditional use or that does not meet the requirements for an accessory use shall be a prohibited use in these zoning districts and shall only be permitted upon amendment of this Resolution and/or the Zoning Map, as provided in Section 750, or upon the granting of a use variance in compliance with Section 740.

**450.3 SCHEDULE OF PERMITTED USES**

	O-R Office Research	I-1 Light Industrial	I-2 Manufacturing & Storage
<b>A. Offices/ Retail/Services</b>			
1. Administrative/Professional Offices	P	P	P
2. Financial Offices	P	--	--
3. Medical and Dental Offices	P	--	--
4. Sales offices & showrooms	C	--	--
5. Greenhouse, garden supply & equipment sales	--	P	P
6. Commercial recreation	--	P	--
7. Research or Testing Laboratories	P	P	P
8. Veterinary offices, hospitals	--	P	P
9. Commercial, business or trade school	P	P	--
10. Automobile repair garages	--	P	P
<b>B. Business Services, Equipment Sales &amp; Repair, Storage</b>			
1. Building materials/lumber yard & sales	--	P	P
2. Printing, newspaper & telegraphic services	--	P	P
3. Self-service storage facility	--	C	C
4. Contractor equipment, tool rental & storage	--	P	P
5. Machine shops for welding, metal, work shops for plumbing, HVAC, carpentry, etc.	--	C	P
6. Equipment, machinery repair	--	C	P
7. Stone or monument works	--	P	P
<b>C. Industrial, Distribution</b>			
1. Manufacturing, Light	--	P	P
2. Manufacturing, Heavy	--	--	C
P = Principal Use permitted by right A = Accessory Use C = Conditional Use -- = Use Not Permitted			

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	O-R Office Research	I-1 Light Industrial	1-2 Manufacturing & Storage
3. Distribution facility	--	P	P
4. Fabrication and assembly operation	--	P	P
5. Foundry	--	C	P
6. Laundry, cleaning, dyeing plant	--	C	P
7. Storage of goods and materials outdoors	--	C	P
8. Storage of fleet vehicles used in operation of principal use	--	A	A
9. Warehousing, wholesale	--	C	P
10. Truck/transfer terminal	--	C	C
<b>D. Community Facilities</b>			
1. Churches and Places of Worship	--	P	--
2. Public safety facilities, local	P	P	P
3. Public service/maintenance facility	C C	C —	C —
4. Adult & Child Daycare Facilities			
5. Healthcare Facilities	C	—	—
<b>E. Others</b>			
1. Accessory Uses	A	A	A
2. Agricultural uses	See Section 580.1		
3. Essential services	P	P	P
4. Gas and Oil Wells	See Section 570		
5. Soil removal or mineral extraction	--	C	C
6. Wireless telecommunication facilities	See Section 560		
<b>F. Office/Light Industrial Subdivision</b>			
<b>G. Residential</b>			
1. Single Family Dwelling	C	--	--
P = Principal Use permitted by right A = Accessory Use C = Conditional Use -- = Use Not Permitted			

**450.4 LOT REQUIREMENTS.**

The minimum lot requirements for uses in an Industrial District are specified in Table 450.4D and Table 450.4E and are based on the type of street on which the lot fronts.

A. Minimum Lot Area and Width. The area and width of the lot shall not be less than the dimensions set forth in Table 450.4.D or Table 450.4E.

B. Minimum Lot Frontage. The minimum lot frontage shall be the same as the minimum lot width set forth in Table 450.4.D or Table 450.4E.

C. Maximum Impervious Surface.

1. The impervious surface on a lot shall comply with the maximum percentage of the total lot area set forth in Table 450.4.D or Table 450.4E.
2. The percentage shall be calculated by dividing the amount of the site that is covered by any material that substantially reduces or prevents the infiltration of stormwater by the total horizontal area of the lot. Impervious surfaces include, but are not limited to, roofs, streets, sidewalks, and parking lots paved with asphalt, concrete, compacted sand, compacted gravel or clay.

D. Table 450.4D. Minimum Lot Requirements for Lots Fronting on Existing Streets.

	O-R Office Research	I-1 Light Industrial	I-2 Manufacturing & Storage
1. Minimum lot size	1 acre	½ acre	1 acre
2. Minimum lot width at building line	150 feet	100 feet	150 feet
3. Maximum impervious surface coverage	60%	70%	70%

E. Table 450.4E. Minimum Lot Requirements for Lots in Office/Light Industrial Subdivisions. In an O-R Office Research District, the reduced lot standards set forth in Table 450.4E shall apply to lots that front on a street within an Office or Light Industrial Subdivision.

	O-R Office Research
1. Minimum project size	5 acres
2. Minimum lot size	1 acre
3. Minimum lot width at building line	120 feet
4. Maximum lot coverage by buildings, structures & pavement	70%

**450.5 BUILDING SETBACK AND SPACING REQUIREMENTS.**

- A. Building Setbacks. All structures and other permitted uses of land shall be located on a lot so as not to obstruct or otherwise encroach upon the minimum front, side and rear yard requirements established in Table 450.5C and Table 450.5D. These setbacks are measured from the appropriate lot line, except as otherwise specifically permitted in this Zoning Resolution. For corner lots, the minimum front yard depth shall be required for both street frontages.
- B. Building Spacing. When more than one building is located on a zoning lot, the spacing between buildings shall not be less than the minimum distance as determined by the Springfield Township Fire Chief.
- C. Table 450.5C Building Setback Requirements for Lots Fronting on Existing Streets. Buildings shall be located in compliance with the minimum standards, measured from the street right-of-way or property line, as specified herein.

	O-R Office Research	I-1 Light Industrial	I-2 Manufacturing & Storage
1. Front yard (measured from street right-of-way)	50 feet	50 feet	50 feet
2. Side and rear yard			
a. Adjacent to a lot in an O-C or R District	75 feet	100 feet	150 feet
b. Adjacent to a lot in a C, O-R or I District	25 feet	10 feet	25 feet <sup>1</sup>
<u>Note:</u>			
<sup>1</sup> Plus 1 foot for every 2 feet in height of building or structure over 30 feet.			

- D. Table 450.5D Building Setback and Spacing Requirements for Lots in Office/Light Industrial Subdivisions. In an O-R Office Research District, the reduced standards set forth in Table 450.5D shall apply to lots that front on a street within an Office or Light Industrial Subdivision.

	O-R Office Research
1. Front yard (measured from street right-of-way)	30 feet
2. Side and Rear yards	
a. Adjacent to a lot in an O-C or R District	50 feet plus 2 feet for every foot of building height greater than 30 feet
b. Adjacent to a lot in a C, O-R or I District	10 feet

**450.6 HEIGHT REGULATIONS.**

All buildings shall comply with the following height regulations:

- A. The height of principal buildings in the O-R District shall not exceed 60 feet.
- B. The height of principal buildings in I-1 and I-2 Districts shall not exceed 35 feet.
- C. The height of accessory buildings and structures shall not exceed 16 feet, unless otherwise specified in this Zoning Resolution.

**450.7 OFF-STREET PARKING REQUIREMENTS.**

Off-street parking areas shall conform to the regulations of Section 520 and to the off-street parking requirements specified in Table 450.7B and Table 450.7C and are based on the type of street on which the lot fronts.

- A. Landscaping and Screening. Off-street parking areas shall be effectively screened and landscaped according to the requirements set forth in Section 530.
- B. Table 450.7B. Off-street Parking Setbacks for Lots Fronting on Existing Streets. Off-street parking shall be located in compliance with the minimum setbacks, measured from the street right-of-way or property line, as specified herein.

	O-R Office Research	I-1 Light Industrial	I-2 Manufacturing & Storage
1. Front yard (measured from street right-of-way)	40 feet	20 feet	20 feet
2. Side and rear yard adjacent to a lot in a C, O-R or I District	10 feet	10 feet	10 feet
3. Side and rear yard adjacent to a lot in an O-C or R District			
a. For automobile parking	35 feet	50 feet	50 feet
b. For truck parking	50 feet	50 feet	50 feet

- C. Table 450.7C. Off-street Parking Setbacks for Lots in Office/Light Industrial Subdivisions. In an O-R Office Research District, the reduced off-street parking setbacks set forth in Table 450.7C shall apply to lots that front on a street within an Office or Light Industrial Subdivision.

	O-R Office Research
1. Front yard (measured from street right-of-way)	20 feet
2. Side and rear yard adjacent to a lot in a C, O-R or I District	10 feet
3. Side and rear yard adjacent to a lot in an O-C or R District	
a. For automobile parking	35 feet
b. For truck parking	50 feet

**450.8 OUTDOOR STORAGE REGULATIONS.**

Outdoor storage shall comply with the following:

- A. Outdoor Storage of Fleet Vehicles. Fleet vehicles used in the operation of the principal use may be stored outdoors on the lot in compliance with the following:
1. The outdoor storage area shall be enclosed with a solid wall or fence, including solid gates. The wall or fence shall have a height tall enough to conceal all operations and materials therein from the view of any observer standing at the grade level at an abutting residential district line or a public street. However, in no case shall the height of the fence or wall be less than six feet.
  2. The area of the lot devoted to accessory outdoor storage of fleet vehicles shall not exceed 25 percent of the ground floor area of the principal building and shall be located in a side or rear yard only, in compliance with the building setbacks set forth in Section 450.5.
  3. If the area of the lot devoted to the outdoor storage of fleet vehicles exceeds 25 percent of the ground floor area of the principal building, then such area shall be permitted only as a conditional use in compliance with Section 470.
- B. In the I-1 District, outdoor storage of goods, materials, or products associated with the principal use shall only be permitted in compliance with Section 470.
- C. Outdoor storage of goods, materials, or products associated with the principal use shall be landscaped in accordance with Section 530.

**450.9 ACCESSORY USE REGULATIONS.**

Accessory uses, buildings and structures permitted in Industrial Districts shall comply with the following regulations:

- A. Accessory Buildings. Accessory buildings not greater than 200 square feet may be located in the side or rear yard and shall comply with the minimum parking setbacks established in Section 450.7. Accessory buildings with a floor area greater than 200 square feet shall conform to all lot and yard regulations and development plan review and approval requirements of the zoning district in which the parcel or lot is located.
- B. Waste Receptacles. All solid waste receptacles resulting from any permitted principal, conditional or accessory use shall either be disposed of, stored in buildings or in a completely enclosed container. Such building, container or dumpster shall be located in a side or rear yard in compliance with the minimum parking setbacks established in Section 450.7.
- C. Fences and Walls. Fences and walls may be erected in any Industrial District provided they comply with the requirements set forth in Section 530.
- D. Signs. Signs shall conform to the regulations specified in Section 510.
- E. Storage. A trailer may be temporarily parked on site for loading and unloading activities customarily associated with the permitted use of the site, but in no case shall a commercial or residential trailer, truck body, or discarded motor vehicle be used as any storage facility.

**450.10 LANDSCAPING AND SCREENING REQUIREMENTS.**

Visual screening and landscape buffers shall be provided for all lots in Industrial Districts in accordance with the provisions set forth in Section 530.

**450.11 PERFORMANCE STANDARDS.**

All uses shall comply with the following performance standards, which shall be in addition to the general performance standards set forth in Section 580.7:

- A. Lighting. All exterior lighting shall be shielded to prevent its shining onto adjacent properties or the public right-of-way in compliance with the lighting requirements set forth in Section 530.
- B. Enclosures. All uses and operations, except off-street parking and loading facilities and outdoor storage areas for fleet vehicles, shall be performed wholly within enclosed buildings, unless specifically permitted otherwise. All storage areas shall be accessible to fire fighting equipment

- C. Solid Waste. Solid waste, including empty packing crates and other excess materials, shall not be allowed to accumulate on a lot and shall be disposed of on a regular basis or enclosed within a wall or fence.
- D. Liquid Waste. Liquid wastes shall be disposed of in appropriate containers and removed from the site on a regular basis. Liquid waste or sewerage shall not be discharged into a reservoir, stream or other open body of water or into a storm or sanitary sewer until treated so that the insoluble substances, such as oils grease, acids, alkalines and other chemicals in the waste do not exceed the amount regulated by the Ohio Environmental Protection Agency.
- E. Radioactive or Electrical Disturbances. Radioactive emissions or electrical discharges shall be confined to the use and lot from which they originate and shall not occur across any lot line.

**450.12 DEVELOPMENT PLAN REVIEW.**

Prior to the construction, alteration, expansion or modification of a use in an Industrial District, a development plan for such activity shall be reviewed and approved according to the procedures set forth in Section 720.