

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2023-21**

**REPEALING AND REPLACING CHAPTER 1252 “INDUSTRIAL DISTRICTS” OF
THE VILLAGE OF YELLOW SPRINGS ZONING CODE**

Whereas, It is the recommendation of Planning Commission to allow as a conditional use dwellings in buildings with nonresidential uses in I-1 and I-2,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO
HEREBY ORDAINS THAT:**

Section 1. Chapter 1252 “Industrial Districts” of the Codified Ordinances of the Village of Yellow Springs, Ohio is hereby repealed in its entirety.

Section 2. The new Chapter 1252 entitled “Industrial Districts” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A, with deletions in ~~strike through~~, and additions **bolded and underlined**.

Section 3. This ordinance shall be in force and effect at the earliest period allowed by law.

Brian Housh, President of Council

Passed: 5-15-2023

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh __Y__ Kevin Stokes _Y__ Marianne MacQueen ___Y_

Carmen Brown __Y__ Gavin DeVore Leonard _Y__

Exhibit A to Ordinance 2023-21

1252.01 PURPOSE.

(a) "I-1," Mixed Industrial District. The I-1 District is intended to provide dedicated locations within the community for office, research, knowledge-based industry, services, light manufacturing and related uses that offer employment opportunities and create economic vitality for the Village and its residents.

(b) "I-2," Industrial District. The I-2 District establishes a location for industrial and heavy commercial uses that provide significant employment opportunities within the Village. Uses in this district tend to be more intensive than those in the I-1 District and due to the potential for large truck traffic, late hours of operation and other potentially deleterious effects on the surroundings and the community may require conditional use review.

(Ord. 2013-19. Passed 9-16-13.)

1252.02 SCHEDULE OF USES.

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this code. Land and/or buildings in the I-1 and I-2 districts may be used for the purposes denoted by the following abbreviations in Table 1252.02:

- (a) Permitted Use (P). Land and/or buildings in this district may be used by right.
- (b) Conditional Use (C). Land and/or buildings in this district may be permitted only if conditional use approval is granted, upon a finding that the general requirements of Chapter 1262 are met.
- (c) Specific Conditions. Indicates requirements or conditions, as listed in Chapter 1262, are applicable to specific uses.
- (d)

<i>Table 1252.02 Schedule of Uses: Industrial Districts</i>			
<i>Use</i>	<i>I-1</i>	<i>I-2</i>	<i>Specific Conditions</i>
<i>Table 1252.02 Schedule of Uses: Industrial Districts</i>			
<i>Use</i>	<i>I-1</i>	<i>I-2</i>	<i>Specific Conditions</i>
Accessory Uses			
Accessory buildings, structures and uses	P	P	1260.04
Cafeteria facilities located within a principal use	P	P	
Caretaker residence	C	C	
Child care facilities located within a principal use	C	C	
Corporate offices incidental to the principal use	P	P	
Outdoor patio in conjunction with a permitted restaurant	C	C	
Outdoor storage related to a principal use	C	C	
Retail incidental to the manufacture or production of goods on the premises, not exceeding 30% of the total floor area of the principal building	C	C	
Vehicle wash facilities for trucks and trailers	P	P	
Agriculture, Food and Animal-related Uses			
Agribusiness	C	P	
Breweries, distilleries and bottling plants	P	C	

Farm, including raising animals	C	C	
Farmers market	C		
Food processing plants	C	P	
Greenhouse/nursery (not including retail sales)	C	P	

Kennels	C		
Produce and other food products terminals	C	P	
Commercial Establishments			
Business machine sales & service	P		
Cleaning services	P		
Electric, plumbing supplies sales & service (not including showrooms)	P		
Glass sales & service	P		
HVAC sales & service	P		
Locksmith shops	P		
Machinery and equipment sales & service	P	P	
Mail order businesses and fulfillment centers	P	P	
Pest control services	P		
Petroleum products sales	P		
Printing, photocopying and publishing facilities	P	P	
Repair shops (non-automotive)	P		
Tool and equipment rental	P		
Construction			
Building material and lumber supply, including lumberyards	C	P	
Contractors' offices and shops (not including outdoor storage)	P	P	
Landscaping services	C	P	
Educational			
Commercial schools and studios including art, dance, martial arts, and music	C		
Trade schools	P	P	
Training centers, engineering or sales	P	P	
Food, Drink, Entertainment and Hospitality			
Bars, taverns, clubs and restaurants serving alcoholic beverages	C		
Brew pubs and similar establishments	C		
Mobile vending (food trucks)	C	C	1262.08(d)(1)
Restaurants, excluding drive-in or drive-thru facilities	C		
Sexually oriented businesses	P		1262.08(d)(3)
Health Care and Social Assistance			
Medical and dental laboratories	C	C	
Manufacturing			
Building material manufacturing including milling, planning and joining	C	C	
Chemical manufacturing and storage	C	C	1262.08(b)(1)
Machine, sheet metal and welding shops	C	C	
Manufacturing, compounding, processing, packaging, treating or assembly from previously prepared materials	P	C	
Metal stamping, pressing and buffing	C	C	
Paint, rust proofing and rust coating	C	C	
Tool and die shops	C	C	
Offices, Research and Technical Facilities			
Offices for executive, administrative, professional, real estate, accounting and similar professional activities	P		
Research, development and testing laboratories	P	P	
Public Facilities			
Government offices, buildings and facilities	P	P	

Residential			
Dwelling units in buildings with nonresidential uses			
	C	C	Section 1262.08(e)(4)
Transportation and Warehousing			
Bottled gas storage and distribution	C	C	
Cartage, express and parcel delivery facilities	C	C	1262.08(f)(1)
Heliports and helipads	C	C	
Mini-warehouse and self-storage facilities	C		1262.08(f)(2)
Warehouses and distribution centers	C	P	1262.08(f)(1)
Wholesale businesses	C	P	
Utilities			
Public utility buildings	P	P	
Solar facilities (nonresidential)	P	P	
Telephone exchange buildings	P	P	
Utility substations	P	P	
Wind energy conversion systems (single accessory)	C	C	
Wireless communication facilities and towers	C	C	1262.08(g)(1)
Vehicle Sales, Service and Related			
Truck and heavy equipment repair		C	1262.08(h)(2)
Truck and trailer rental	C		
Vehicle and equipment rental	C		
Vehicle repair, major	C		1262.08(h)(2)
Vehicle repair, minor	C		1262.08(h)(3)
Vehicle service stations	C		1262.08(h)(4)
Vehicle wash facilities	C		1262.08(h)(5)
Waste Processing and Disposal			
Recycling collection and/or processing facility (non- hazardous)		C	
Storage of hazardous materials		C	1262.08(b)(1)
Other			
Artisan shops, such as glass blowers, metal sculptures, wood carvers and weavers producing their goods and selling them for retail on premises	C		
Bicycle sales, rental and repair	C		
Radio, television and recording studios	P	P	
Uses similar to other uses permitted in this district and consistent with the purpose of the district, as determined in accordance with Section 1242.06	C	C	1242.06

1252.03 SPATIAL REQUIREMENTS.

(a) All lots and buildings shall meet the minimum area and width requirements of Table 1252.03. New lots shall not be created, except in conformance with these requirements.

<i>Table 1252.03. Lot and Width Requirements: Industrial Districts</i>		
Zoning District	Minimum Lot Area¹	Minimum Lot Width (Ft.)
I-1, Industrial	1 acre	150 ft.
I-2, Industrial	2 acres	200 ft.

¹ Public water and sanitary sewer are required for all property in this district.

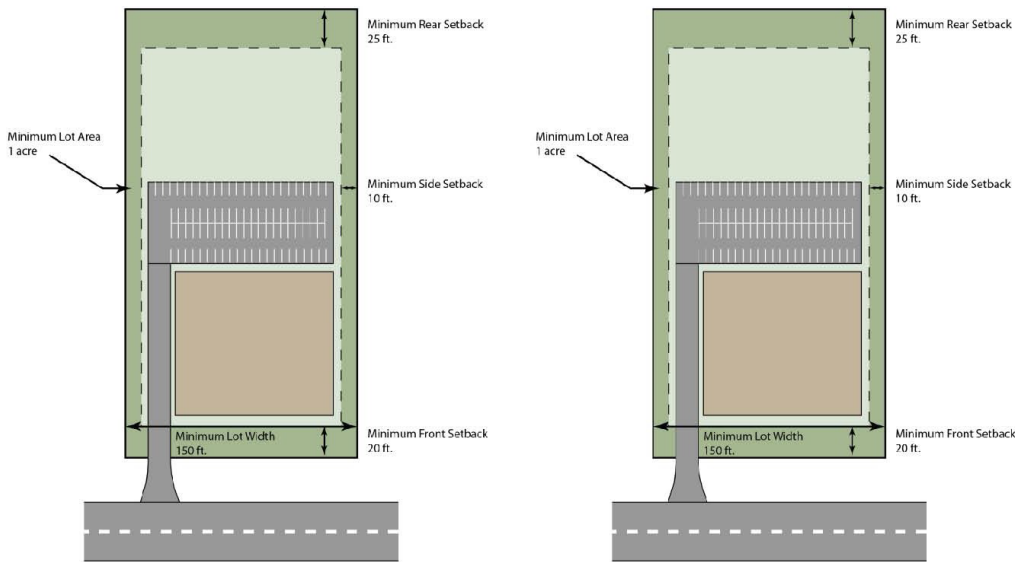
(b) All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 1252.03a.

Table 1252.03a. Dimensional Requirements: Industrial Districts

Zoning District	Maximum Building Height (Ft.)	Minimum Yard Setbacks (Ft.)					Lot Coverage (%)
		Front ²		Side		Rear	
		Parking	Building	Total	Least		
I-1	40	3	20	25	10	25	70
I-2	40	3	20	40	15	35	70

Average established setback shall apply, where applicable, in accordance with Section 1260.02(a).

3 Parking and loading shall not be permitted in any front yard.



1252.04 SITE DEVELOPMENT REGULATIONS.

In addition to the requirements of this chapter, all development in the I-1 and I-2 Districts shall meet the applicable requirements as listed elsewhere in this code:

- (a) General Provisions, see Chapter 1260.
- (b) Conditional Use Requirements, see Chapter 1262.
- (c) Parking and Loading, see Chapter 1264.
- (d) Signs, see Chapter 1266.
- (e) Site Plan Review Requirements, see Chapter 1268.
- (f) Landscaping Requirements, see

Chapter 1270.