

§ 345.03 Semi-Industry Districts

(a) *Definition.* As used in this Zoning Code, “Semi-Industry District” means an area usually adjacent to a Retail Business District or more restricted use district, in which storage, wholesaling, passenger or motor-freight transportation terminals, light manufacturing and other semi-industrial operations of such nature as not to be detrimental to an adjacent Retail Business District or more restricted use district, are permitted.

(b) *Retail Business Uses, Conditions.* Within any Semi-Industry District no building or premises shall hereafter be erected, altered, used, arranged or designed to be used, in whole or in part for other than one (1) or more of the following specified uses; provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke and vapor either are effectively confined to the premises or are disposed of in a manner which will not create a nuisance or hazard to safety or health, and provided further that noise and vibration are effectively prevented from being audible or perceptible at a distance of fifty (50) feet from such premises;

Except as otherwise provided in this Zoning Code, all uses permitted and as regulated in a General Retail Business District. However, after the effective date of this Zoning Code no dwelling house, row house or multiple dwelling, and no building or Institutional H Occupancy Classification, shall be located within two hundred (200) feet of the boundary line of an adjoining General or Unrestricted Industry District, and no existing building within two hundred (200) feet of such boundary line shall be converted or altered to any such use, except that the Board of Zoning Appeals may, in specific instances, permit such erection, conversion or alteration when the development of the immediately surrounding area is essentially residential in character and the erection or establishment of an additional residence building would not be incompatible with or hamper or obstruct the use of the Semi-Industry District and the adjoining General or Unrestricted Industry Districts for the uses for which they are intended, and except that the Board may grant special permission for temporary dwellings, or for permanent dwellings for a limited number of personnel required to reside on the premises of a permitted use for the safe and proper operation of that use.

(c) *Additional Commercial and Semi-Industrial Buildings and Uses.*

(1) Second-hand truck lot;

(2) Repair garage for repair or painting of motor vehicles, provided that such use is located not less than one hundred (100) feet from a Residence District;

(3) Amusement enterprises operated as a business; provided that the Board may, in specific instances, exempt such enterprises from the requirement that noise be effectively prevented from being audible at a distance of fifty (50) feet from such premises where the premises upon which such enterprise is located and operated is sufficiently distant from any existing residential occupancy, and noise is confined to a practicable degree, or where the use is of a temporary nature, or where the audibility of noise beyond the fifty (50) foot limit would not adversely affect the use of surrounding premises, if the Board determines that the intent and purpose of such requirement are adequately served, under the circumstances;

(4) Operation of internal combustion engines in connection with any use permitted in the District, provided such engines are equipped and operated only with an effective muffling device;

(5) Carpet cleaning;

(6) Dry cleaning or dyeing;

(7) Laundries employing any number of persons;

(8) Cold storage plants;

(9) Bottling works;

(10) Ice plants;

(11) Ice cream plants;

(12) Creamery, milk bottling or milk distributing stations, if such buildings or uses are located not less than one hundred (100) feet from a Residence District;

(13) Except where prohibited by division (a) of Section [347.01](#), motor freight depots or trucking terminals; provided such buildings or uses are not less than three hundred (300) feet from a Residence District and the entrances thereto and exits therefrom are not located where prohibited by division (b) of Section [347.01](#), and are to or from a permitted street whose near curb, in front of the property, is not less than twenty-two (22) feet from the center line of the street; and provided further that any loading or unloading platform facing such street is not less than eighty (80) feet from the center line of the street and not less than fifty (50) feet behind any setback building line on the street;

(14) Tin shops, furnace shops;

(15) Plumbing shops, plumbing supply shops, blacksmith shops;

(16) Sign, display or decorating shops;

(17) Wagon sheds or stables for any number of horses;

(18) Wholesale bakeries;

(19) Manufacture of food products;

(20) Manufacture of confections;

(21) Breweries or distilleries;

(22) Cigar factories;

(23) Garment factories;

(24) Printing shops;

(25) Newspaper plants;

(26) Painting or varnishing shops;

(27) Cold mixing or grinding of paint;

(28) Vulcanizing shops;

(29) Woodworking shops;

(30) Monument shops;

(31) Machine shops in which only lathes, drill presses, hydraulic presses, shapers, milling machines, planers, grinders and similar tools are used, and no hammering, rolling, spinning, heat treating by other than induction processes or riveting is done, and no forges, metal saws other than automatic hack saws, heavy shears, multiple spindle automatic screw machines or other noise or vibration-producing tools or machines are operated;

(32) Any other manufacturing or industrial enterprise, operation or process, whether making, assembling, repairing, buffing, finishing, plating, painting, annealing or brazing by electric furnace, polishing, tempering, packing, shipping or storing, of a character, extent and hazard similar to those specified above and not specifically permitted only in a General Industry or Unrestricted Industry District, provided the building or use complies with the requirements of this section relating to the control of cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke, vapor, noise and vibration;

(33) Storage in bulk of, or warehouse for, such materials as building materials, contractors' equipment, cotton, wool, clothing materials, fabrics, feed, furniture, hardware, ice, leather, machinery, metals other than scrap or junk metals, petroleum and other flammable liquids in above-ground tanks of less than ten thousand (10,000) gallons capacity each, paint and paint materials, pipe, rubber, shop and store supplies, provided that any material stored in unenclosed premises to a height greater than four (4) feet above grade level shall be surrounded by a substantial seven (7) foot high wall or fence erected to observe all required building lines. Any lumber used for such wall or fence shall be new sound material surfaced and painted on the outside. There shall be no storage or salvaged lumber or other used building material, junk, paper, glass, rags, rubber, unclean or unrepaired containers or other discarded or salvaged articles or materials either in buildings or on premises, and there shall be no wrecking or dismantling of motor vehicles or storage of vehicles pending wrecking or dismantling on the premises;

(34) Storage of coal in buildings, silos, hoppers or packages and storage of coke, wood or other solid fuel; provided that all dust, dirt and noise incident to such storage or handling are effectively confined to the premises and a fence or wall is provided around unenclosed premises when and as required by division (c)(33) of this section;

(35) Wholesale businesses;

(36) Produce markets;

(37) Poultry raising for profit;

(38) Wholesale sale of poultry or the storage or sale of poultry in crate lots, or the killing of poultry or game in wholesale quantities for persons other than the ultimate consumer, provided that such business is conducted in strict compliance with applicable statutes, laws, ordinances, rules and regulations including those requiring rat proofing, and provided further that the building in which the slaughtering is done, either for wholesale or for retail purposes, is located, arranged, built and equipped as required by division (b)(2) of Section [343.11](#);

(39) Charitable institutions, including correctional halfway houses, as regulated in Section [347.15](#);

(40) Any other building or use similar in operation and in effect on adjacent premises in adjoining more restricted use districts as the buildings or uses herein listed;

(41) Signs: Signs permitted in accordance with the requirements of Chapter [350](#);

(42) An accessory use customarily incident to a use authorized by this section, except that no use prohibited or permitted only by special permit in a General Industry District shall be permitted as an accessory use in a Semi-Industry District unless authorized under division (c)(43) of this section;

(43) The Board of Zoning Appeals may, after public notice and hearing and subject to appropriate conditions and safeguards, permit the location of a use authorized in a General Industry District on any lot in a Semi-Industry District that adjoins a railroad right-of- way, or adjoins a nonconforming use which is regularly permitted only in an industrial district.

(Ord. No. 2215-96. Passed 4-7-97, eff. 4-7-97; Reprinted 7-2-97 CR)