

CHAPTER 1167
M-4 Light Industrial District

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CROSS REFERENCES

Interpretation and compliance - see P. & Z. Ch. 1123
Supplemental site and use regulations - see P. & Z. Ch. 1181
Special use regulations - see P. & Z. Ch. 1183
Planned Districts - see P. & Z. Ch. 1185
Nonconforming uses - see P. & Z. Ch. 1187
Flood plain management - see BLDG. Ch. 1317
Soil erosion and sediment control - see BLDG. Ch. 1323
Housing and property maintenance standards - see PROP. STDS.Ch. 1711
Property performance standards - see PROP. STDS. Ch. 1717

1167.01 PERMITTED USES.

- (a) Permitted uses are as follows:
- (1) Offices.
 - (2) Financial institutions, including, but not limited to, banks, savings and loans, credit unions and brokers.
 - (3) Hotels and motels.
 - (4) Food and beverage services, such as catering establishments, ice cream parlors, and restaurants, but not including grocery or convenient food storage, pony kegs, or drive-in or drive-thru restaurants.
 - (5) Greenhouses and nurseries.
 - (6) General light industrial, such as business and distribution warehouses, wholesale warehouses, express companies, bottling and packaging companies.
 - (7) Schools (except daycare and preschool), including public, private and business.
 - (8) Churches, synagogues, and other places of worship.
 - (9) Hospitals.
 - (10) Private clubs or lodges.
 - (11) Public buildings or public facilities.
 - (12) Entertainment and recreational facilities, but not including: (a) rollerskating rinks, (b) freestanding video game establishments, (c) dance halls, and (d) freestanding establishments whose predominant business is the sale for consumption of alcoholic beverages on the premises.
 - (13) Major or minor automotive repair facilities, filling stations, and car washes on lots of 25,000 square feet or greater with a minimum frontage of 150 feet, an enclosed area of 2,000 square feet, with restrooms for

- both men and women, and no vehicle parked outside for more than forty-eight (48) hours.
- (14) Sales, leasing and storage of automotive vehicles, recreational vehicles, boats and machinery.
 - (15) Outside storage within solid fences (e.g., lumber yards, machinery sales), but excluding junk yards, outside storage of automobile or machinery parts, and other such uses.
 - (16) Light manufacturing, where the process of manufacturing or the treatment of materials does not emit any air contaminant, cause vibration, or create noise in excess of the provisions contained in Chapter 1717 of the Codified Ordinances (Property Performance Standards).
 - (17) Laboratories.
 - (18) Recycling centers.
 - (19) Self-service storage facilities.
 - (20) Dog and/or cat boarding facilities with the following conditions: animals may not be allowed in an outside area between the hours of 8:00 p.m. and 8:00 a.m.; excessive barking must be controlled and subject to the City's noise standards per Section 1717.02(c) of the Codified Ordinances of the City of Blue Ash; no odors may occur outside the building; animal waste and cleaning product runoff shall be contained on the existing property, with prompt and proper removal and disposal of waste products; and landscape and buffer standards shall be applicable as per Section 1188.07 of the Codified Ordinances of the City of Blue Ash. (Ord. 2005-24. Passed 5-19-05.)

1167.02 ACCESSORY USES.

- (a) Accessory buildings and uses customarily incident to the above uses are permitted, but shall be complimentary to the main building and surrounding properties.
- (b) More than one (1) main building may be located upon the lot, but only when such buildings conform to all open space requirements around the lot for the district in which the lot is located.
- (c) No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon, unless such materials are stored behind the front building line, and the area in which they are stored is screened from view. Unless a screened area is approved by the Board of Site Arrangement after a report from the Department of Safety, bulk storage of all liquids, including gasoline or petroleum products, on the outside of buildings shall not be permitted.
- (d) Grading, filling, excavating or any change in the grade or property that involves the moving, depletion or replacement of more than 100 cubic yards of material or changes the existing elevation by more than one (1) foot requires a permit. At no time shall any grading be detrimental to surrounding property in appearance or in the diversion of stormwater drainage.
- (e) Business services (such as computer and office equipment services, office supplies, travel agencies, printing services, employment agencies and communication businesses) and personal services (such as hair stylists, cleaning and laundry and fitness centers) may be included as secondary support to offices and other permitted uses.

(f) Vending machines located outside of a building shall be limited to three (3) per building. (Ord. 2003-1. Passed 3-13-03.)

1167.03 SPECIAL USES.

(a) Daycare and preschools with special consideration given to traffic, possible and/or potential dangerous nearby uses (including, but not limited to, storage of industrial products), and other safety matters.

(b) Nursing homes with special consideration given to possible and/or potential dangerous nearby uses (including, but not limited to, storage of industrial products), and other safety matters. (Ord. 2003-1. Passed 3-13-03.)

1167.04 PARKING REQUIREMENTS.

(a) Location of Parking Spaces and Vehicle Types That May Be Parked.

- (1) Parking spaces may be located in any yard.
- (2) Service stations and public garages may maintain a wrecker when used exclusively for and in conjunction with service performed at the place of business for which they are licensed, but a wrecker shall not be used to haul and store vehicles unless licensed to do so by the City.
- (3) No trucks, truck trailers, automobiles or vehicles of any type shall be on skids, jacks, or any other device that will make them immobile or inoperable, except for emergency repairs.
- (4) Auto repair garages shall not store or temporarily store any vehicle to be repaired for a period of more than fifteen (15) days. This does not include vehicles that are garaged or vehicles which may be authorized for storage for longer periods by Council under special use permit.
- (5) No trucks or trailers of any kind shall be used for storage purposes.

(b) Number of Required Spaces.

- (1) Offices: one (1) parking space for each 250 square feet of floor area.
- (2) General light industrial and light manufacturing, greenhouses and nurseries: one (1) parking space for each one and one half (1.5) employees on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith.
- (3) Hospitals: one (1) parking space for each four (4) beds, plus employee parking.
- (4) Schools: one (1) parking space for each four (4) seats in the main auditorium or two (2) spaces for each classroom, whichever is greater.
- (5) Colleges: one (1) parking space for each two seats in every classroom training station or assembly room.
- (6) Churches, synagogues, and other places of worship: one (1) parking space for each four (4) seats in the main auditorium.
- (7) Private clubs or lodges: one (1) parking space for each 300 square feet of floor area.
- (8) Nursing homes: one (1) parking space for each five (5) beds.
- (9) Entertainment places, assembly or exhibition, all without fixed seats: one (1) parking space for each 500 square feet of floor area used therefore.
- (10) Hotels or motels: one (1) parking space for each sleeping room or suite plus one (1) space for each 200 square feet of commercial floor area.
- (11) Banks and financial institutions: one (1) parking space for each 200 square feet of floor area.

- (12) Restaurants, other food and beverage services, or entertainment places with fixed seating: one (1) parking space for each four (4) seats.
 - (13) Public buildings: one (1) parking space for each 300 square feet of floor area.
 - (14) Nurseries, daycares and similar private uses: one (1) parking space for each five (5) children based on maximum permitted children for such building.
 - (15) Auto repair facilities, filling stations and car washes: one (1) parking space for each 200 square feet of floor area.
 - (16) Sales, leasing and storage of automotive vehicles, recreational vehicles, boats, and machinery: one (1) parking space for each 200 square feet of showroom floor area.
 - (17) Laboratories: one (1) parking space for each 300 square feet of floor area.
 - (18) Recycling facilities: one (1) parking space for each 500 square feet of floor area; a minimum of five (5) spaces required.
 - (19) Self-service storage facility: three (3) parking spaces plus one space per 100 units.
- (Ord. 2003-1. Passed 3-13-03.)

1167.05 LOADING REQUIREMENTS.

(a) There shall be provided at the time any building is erected or structurally altered, off-street loading space in accordance with the following requirements:

- (1) Manufacturing or Industrial Uses. Unless waived or modified by the Board of Site Arrangement, where such place is located in a manner that a truck must back directly from a major street into the loading space, a maneuvering space of not less than forty-nine (49) feet shall be provided.
 - (2) Enlargements and Extensions. Unless waived or modified by the Board of Site Arrangement, no building or part thereof heretofore erected which is used for any of the purposes specified above, shall hereafter be enlarged or extended unless off-street loading space is provided in accordance with the provisions of this chapter.
- (Ord. 2003-1. Passed 3-13-03.)

1167.06 AREA REQUIREMENTS.

Minimum depth of front yard: thirty (30) feet.
(Ord. 2003-1. Passed 3-13-03.)

1167.07 HEIGHT REQUIREMENTS.

The maximum height is ninety (90) feet.
(Ord. 2003-1. Passed 3-13-03.)

1167.08 SITE DESIGN REQUIREMENTS.

(a) Unless modified by the Board of Site Arrangement, driveway openings to public streets shall be limited to one (1) driveway per 200 feet of project frontage, and driveway openings shall not exceed thirty (30) feet in width.

(b) Unless modified by the Board of Site Arrangement, driveway openings shall be located no closer than 150 feet from any intersection.

(c) Whenever possible and practical, each project shall provide an interior drive that is looped to provide through movement of vehicles. All drives shall consist of a minimum twenty (20) feet in width pavement as prescribed in Chapter 1105. Curbs shall be provided along all drives that do not abut parking spaces. All parking areas shall be edged with curbs.

(d) Whenever possible and practical, parking lots, with bays containing more than twenty (20) spaces, shall provide ingress and egress at both ends of each parking bay or parking lot.

(e) Surface or underground storm drainage facilities shall be provided for all roads and drives and parking areas. All storm drainage shall be directed into established surface or underground storm drainage facilities. Stormwater retention basins shall be designed into landscaped areas as natural appearing ponds or as architectural design features. Dry detention ponds shall be designed into landscaped areas.

(f) Sidewalks shall be provided for internal pedestrian circulation so as to connect parking spaces with the buildings.

(g) All parking areas and walkways shall be illuminated so as to produce a minimum illumination of 1.0 footcandle within such areas. All exterior lighting shall be erected so as not to create more than 0.2 footcandle of light onto adjacent single-family residential areas and no exterior lighting shall exceed 10 footcandles. All lighting shall be served with underground cable and underground served poles.

(h) The site shall be landscaped in accordance with the Landscape Standards in Chapter 1188 and a separate plan shall be submitted detailing each of the landscape elements of the site.

(i) Any part of lot area not used for buildings or other structures, or for roads, walks, parking, service areas or accessways shall be landscaped with grass, ground cover, trees and shrubs.

(j) In the absence of paving for walks or drives, foundation plantings shall be planted and maintained along all front and side exterior walls of all buildings at the ratio of one (1) thirty six (36) inch spread evergreen shrub for every five (5) lineal feet of exterior wall.

(k) All dumpsters shall be screened with a solid wall (materials to compliment the primary structure) at least six (6) feet in height with a minimum clear width of ten (10) feet with self-latching gates.

(l) Dumpster pads shall be constructed in accordance with standards established elsewhere in the Code of Ordinances.

(m) All electric, telephone and cable lines shall be placed underground.

(n) All buildings shall have an unobstructed fire lane to the building.

(o) Existing natural areas and small watercourses shall be retained wherever appropriate. (Ord. 2003-1. Passed 3-13-03.)

1167.09 ENFORCEMENT AND PENALTY.

This Chapter is subject to enforcement and penalty as specified in Chapter 1129.