



City of Cleveland
Zoning Code Update

Effective Date: June 12, 2009

Section 345.04 General Industry Districts

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(a) Permitted Building and Uses.

Within any General Industry District the following buildings or uses are permitted; 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 or more of the following specified uses:

(1) All buildings and uses permitted in a Semi-Industry District without the restrictions contained in Section 345.03 applying to such buildings or uses except that:

A. Loading or unloading platforms of motor freight depots or trucking terminals shall not be less than fifty feet from the street line unless such platforms are so located that freight handling vehicles will not stand or maneuver in the space between the platform and the street line.

B. Dusty material storage and handling shall be subject to the limitations and restrictions of Section 347.05.

C. All buildings and uses shall conform to other applicable regulations of this Zoning Code and other applicable statutes, ordinances, rules or regulations.

(2) Any industrial, manufacturing, commercial or other nonresidential use, except the uses hereinafter listed as prohibited uses in a General Industry District.

(3) The open yard storage of secondhand lumber or other used building material, junk, paper, rags, unrepaired or uncleaned containers or other salvaged articles provided the lot upon which the storage use occurs is located no closer than 500 feet to a residence district, and such uses are enclosed within a minimum seven-foot high solid masonry wall or solid, nontransparent, well-maintained substantial fence not closer to the street line than the setback building line. Such wall or fence may have one opening not more than twenty feet in width for street access, and may have two such openings if the wall or fence along the street is more than 200 feet in length.

(4) The operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles, pending wrecking or dismantling, in areas with a minimum area of 50,000 square feet providing such premises is enclosed within a minimum seven foot high solid masonry wall or slightly solid, nontransparent, well maintained substantial fence. Such wall or fence may have one opening not more than twenty feet in width for street access and may have two such openings if the wall or fence along the street is more than 200 feet in length. All walls or fences referred to in this chapter shall be neatly constructed, kept in good order and repair; no printing, lettering or advertisement shall be made part of or attached thereto or painted on the outside of the wall or fence, except that a sign located at the entrance to the yard may be provided to identify the yard.

(5) The sale or storage for sale of liquefied petroleum gases and acetylene and other compressed or liquefied gases of a highly flammable nature.

(6) Buildings and structures in Use Group I-3 in the Ohio Building Code but only at the State of Ohio Pre-Release Center located on Orange Avenue and the Community Based Correctional Facility (CBCF) and/or Minimum Security Misdemeanant Jail (MSMJ) located on Croton Avenue, N.E.

(b) Accessory Uses by Special Permit.

The following uses are prohibited as the main or primary use of the premises; they are permitted only as uses accessory or incidental to a permitted use and only if approved by the Board of Zoning Appeals through a Special Permit granted in accordance with the standards of division (c) of this section;

(1) Asphalt or tar manufacturing or refining.

(2) Blast furnaces, ore smelting or reduction, metal refining or smelting.

(3) Carbon, coke or lampblack manufacture.

(4) Coal gas manufacture.

(5) Cremation within 300 feet of a Residence District.

- (6) Creosote manufacture or treatment.
- (7) Dextrine, glucose or starch manufacture.
- (8) Disinfectant or insecticide manufacture which emits offensive odors.
- (9) Dye stuffs manufacture.
- (10) Manufacture of steel by the Bessemer process.
- (11) Match manufacture.
- (12) Oil cloth or linoleum manufacture.
- (13) Paper and pulp manufacturing by sulphite processes emitting noxious gases or odors.
- (14) Production or refining of petroleum or other flammable liquids.
- (15) Rock crushing.
- (16) Rubber manufacture by reclaiming processes.
- (17) Stock feed manufacture from refuse.
- (18) Tanning, curing or storing of raw hides or skins.
- (19) Wool pulling or scouring.
- (20) Hair processing.
- (21) Any other trade, industry or use that will be no more injurious, hazardous, noxious or offensive than the enterprises listed in division (b) of this section.

(c) Special Permits.

In evaluating applications for Special Permits required by division (b) of this section, the Board of Zoning Appeals shall act to ensure that the proposed use or development does not adversely impact other properties and the uses located on those properties.

(1) Criteria for Special Permits. In its evaluation of potentially adverse impacts, the Board shall consider, among others, the following factors:

A. the degree to which dust, smoke, cinders, heat, flares, odor, fumes, gases, radioactive materials, glare, noise, vibration and other potentially harmful emissions or externalities are effectively confined to the premises of the proposed use;

B. the nature and proximity of nearby uses with respect to their vulnerability to the off-site impacts of the proposed use;

C. the extent to which impacts of the proposed use are comparable to the impacts typically associated with uses permitted in the General Industry District without the requirement for issuance of a Special Permit;

D. hours of operation of the proposed use;

E. hazards associated with combustible, flammable or explosive materials on the property of the proposed use;

F. the potential for adverse impacts to streams, rivers and lakes; and

G. potentially mitigating effects of landscaping, buffering, or topographical features.

(2) Applications for Special Permits. The applicant for a Special Permit in the General Industry District shall submit to the Board of Zoning Appeals an application demonstrating that the proposed use will not adversely impact other properties, specifically with respect to the factors listed in this division. In evaluating the application, the Board may solicit comments from City officials or others with appropriate technical expertise.

(d) Buildings and Uses Prohibited.

(1) In a General Industry District no building or premises shall hereafter be erected, altered or arranged for human habitation other than at the State of Ohio Pre-Release Center located on Orange Avenue, and the Community Based Correctional Facility (CBCF) and/or Minimum Security Misdemeanant Jail (MSMJ) located on Croton Avenue, N.E., provided that these facilities are subject to review by the City Planning Commission and further, except that the Board of Zoning Appeals 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.

(2) In a General Industry District no building or premises shall hereafter be erected, altered, used, arranged or designed to be used, in whole or in part, for any of the following uses:

A. Acid manufacture, including hydrochloric acid, nitric acid, picric acid, sulphuric acid, and sulphurous acid.

B. Ammonia, bleaching powder, soda, soda compound, potash or chlorine manufacturing or refining.

- C. Bronze powder or other metallic powder manufacture.
- D. Cement, gypsum, lime, or plaster of Paris manufacture.
- E. Distillation of bones, coal or wood, or manufacture of any of the by-products of such distillation.
- F. Fat, grease, lard or tallow manufacturing, rendering or refining.
- G. Fertilizer manufacture from phosphates or organic matter.
- H. Gelatine, glue or size manufacture.
- I. Incineration or reduction of dead animals, garbage, offal or refuse, except in a private incinerator constructed and operated as required by Section 337.23.
- J. Manufacture of incendiary devices, pyrotechnical devices, fireworks, and other explosives, or the storage thereof.
- K. Mineral insulation manufacture.
- L. Rayon manufacture.
- M. Slaughtering of animals, except poultry.
- N. Stockyards.
- O. Any other trade, industry or use that will be injurious, hazardous, noxious, or offensive to an extent equal to or greater than any one of the enterprises enumerated in division (c)(2) of this section.