

**The City of Strongsville:**  
Department of Economic Development



**1262.04 USE REGULATIONS; GENERAL INDUSTRIAL (GI) DISTRICT.**

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved and maintained, in whole or in part, in a General Industrial District, only for the uses set forth in the following schedules and regulations:

(a) Main Uses Permitted.

(1) Office, laboratories, services, sales, storage and manufacturing uses permitted in Research-Development and Commercial Services Districts.

(2) Manufacturing processes conducted wholly within an enclosed building: cutting, forging, stamping, casting, extrusion, drilling, machining, welding, brazing, soldering, sawing, cleaning, shot and sand blasting, grinding, enameling, painting, galvanizing, finishing, heat-treating and rustproofing, as a component process in connection with the production and assembly of products.

(3) Other industrial processes and uses:

A. Blending, mixing and packaging of disinfectants, insecticides, fungicides, ink, soap, detergents and related household and industrial chemical compounds, but excluding the preparation of any primary acids or other primary chemicals;

B. Making of metal alloy products from brass, bronze, pewter, tin, lead or aluminum, but excluding the smelting or founding of such metals; and

(4) The following uses may be permitted provided a conditional use permit is granted in accordance with the standards set forth in Section 1242.07 of this Zoning Code

A. Bulk distribution station for gasoline and oil.

B. Day care facilities.

C. Wireless telecommunication facilities in accordance with the provisions of C.O. Chapter 1273.

D. Active and passive recreation and physical fitness facilities.

(b) Similar Main Uses Permitted. Any other manufacturing use not listed above or in any use classification of another district and determined to be similar by the Planning Commission according to standards set forth in Section 1242.08 of the Zoning Code.

(c) Accessory Uses Permitted

(1) Storage of materials and products and processes clearly accessory to the main use;

(2) Signs: industrial, project, real estate, identification and directional, as set forth in Chapter 1272 of this Zoning Code;

(3) Off-street parking and loading facilities as required and set forth in Chapter 1270 of this Zoning Code;

(4) Oil and gas well drilling, operation and maintenance, provided that a conditional use permit is granted in accordance with standards and procedures set forth in Section 1242.07 of this Zoning Code; and

(5) Active and passive recreation and physical fitness facilities, provided that a conditional use permit is granted in accordance with standards and procedures set forth in Section 1242.07 of this Zoning Code.