

Article 1300
Industrial District Regulations

1301	Purpose.	1307	Height regulations.
1302	Permitted uses.	1308	Accessory use regulations.
1303	Minimum lot requirements.	1309	Landscaping and screening requirements.
1304	Required yards.	1310	Permitted signs.
1305	Minimum parking setbacks.	1311	General regulations.
1306	Regulations for outdoor storage of fleet vehicles.	1312	Site plan and design review.

1301 PURPOSE.

The purpose of the Light Industrial (LI) District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare, which generate little industrial traffic and which normally generate only limited outdoor activities in association with a principal activity that is conducted primarily indoors.

1302 PERMITTED USES.

In the LI District, land and structures shall be used or occupied, and structures shall be erected, reconstructed, enlarged, moved or structurally altered, only for a use specified in subsections a. through c. below.

- a. Principal Uses. The principal uses enumerated in Schedule 1302 denoted with a “P”, are permitted by right in the district indicated provided that all requirements of this Resolution have been met.
- b. Conditional Uses. The categories of conditional uses enumerated in Schedule 1302 denoted with a “C”, may be permitted in the district indicated, provided they conform to the conditions, standards and requirements of Article 1500 and are approved for a particular zoning lot in accordance with the administrative procedures in Article 2300.
- c. Accessory Uses. The accessory uses, buildings and structures enumerated in Schedule 1302 denoted with an “A”, may be permitted in association with and subordinate to a permitted principal or conditional use in the district indicated provided they conform to the regulations in Section 1308.

Schedule 1302

PERMITTED USE	LI	See Also
a. OFFICES		
1. Administrative offices	P	--
2. Laboratories/research facilities	P	--
b. BUSINESS SERVICES, EQUIPMENT SALES		
1. Cleaning establishments	P	--
2. Contractors shop, equipment	P	--
3. Printing and publishing	P	--
4. Retail garden supplies	P	--
5. Sales, service and repair of agricultural implements	P	--
6. Vehicle and equipment service, repair and rental facilities	P	--
7. Wholesale establishments	P	--
c. STORAGE/DISTRIBUTION		
1. Distribution facilities	P	--
2. Outdoor activities, in association with a principal use		
A. Outdoor storage of materials	P	--
B. Overnight storage of fleet vehicles	A	--
C. Outdoor storage of vehicles, trucks and equipment for rental and leasing	P	--
3. Warehouse and mini-storage facilities	P	--
d. MANUFACTURING, PACKAGING, FABRICATION, ASSEMBLY		
1. Bulk preparation and sales facilities	P	--
2. Cabinet makers	P	--
3. Distillation and/or bottling facilities	P	--
4. Fabrication and assembly operations	P	--
5. Food and drink preparation, production and storage	P	--
6. Light manufacturing uses	P	--
7. Machine shop	P	--

PERMITTED USE	LI	See Also
e. OTHER USES		
1. Adult uses	P(see 316)	--
2. Agriculture	P	--
3. Wireless telecommunication towers	P	Article 1900
4. Quarry operations/extraction of stone, minerals and top soil	C	1507.b.15
5. Gas wells	P	ORC 1509
6. Outdoor commercial recreation	C	1507.b.6
7. Public safety facilities	P	--
8. Public utility transmission substations	C	Article 1500
f. ACCESSORY USES		
1. Off-street parking and loading facilities	A	--
2. Signs	A	--
3. Accessory buildings	A	--
4. Lunchrooms, cafeterias, and recreational facilities in association with a permitted use.	A	--
P = Principal use permitted by right C = Conditional use A = Accessory use permitted by right Blank Cell = Not permitted in district		

1303 MINIMUM LOT REQUIREMENTS.

The minimum lot area, minimum lot width and maximum coverage of buildings are specified below.

Schedule 1303

a. Minimum Lot Area:	1 acre
b. Minimum Lot Width and Lot Frontage (provided that state and federal EPA requirements for water and sewer are met):	125 feet
c. Maximum Percent of Lot Coverage by all Buildings:	40%

1304 REQUIRED YARDS.

All lots shall provide the following minimum front, side and rear yards as specified below, unless otherwise permitted by this Resolution.

Schedule 1304

a. Front Yard:	100 feet from street right-of-way
b. Side and Rear Yard:	
1. Adjacent to Non-Residential:	25 feet
2. Adjacent to Residential District:	100 feet
c. Corner Lots:	100 feet from all street rights-of-way

1305 MINIMUM PARKING SETBACKS.

The minimum parking setbacks permitted in LI Districts are specified below:

Schedule 1305

a. Front:	100 from street right-of-way
b. Side and Rear:	
1. Adjacent to Non-Residential:	10 feet
2. Adjacent to Residential District:	20 feet
c. Corner Lots:	100 feet from all street rights-of-way

1306 REGULATIONS FOR OUTDOOR STORAGE OF FLEET VEHICLES.

Outdoor storage areas for fleet vehicles shall be located on the site with the principal use in compliance with the parking requirements set forth above and shall be landscaped, constructed and improved in compliance with the requirements for parking areas as set forth in Article 1700.

1307 HEIGHT REGULATIONS.

No building or structure shall exceed 35 feet in height.

1308 ACCESSORY USE REGULATIONS.

- a. Yard Requirements. Accessory uses, buildings and structures shall meet all the yard requirements of Schedule 1304, unless otherwise specified in this Section.
- b. Parking Garages and Off-Street Parking and Access Driveways.
 1. Off-street parking and loading areas shall conform to the minimum parking setback requirements specified in Schedule 1306 and shall otherwise conform to the regulations of Article 1700.
 2. Parking garages shall comply with the yard and height requirements for principal buildings set forth in Sections 1304 and 1307.
 3. Parking garages and off-street parking lots may be located on the same lot as the principal use or may be located on a separate lot not more than 700 feet from the building or use to which such spaces are accessory.
- c. Temporary Buildings and Uses. For purposes incidental to construction work shall be permitted pursuant to the regulations in Section 310.d.
- d. Waste or Recycling Receptacles. All solid waste products resulting from any permitted principal, conditional or accessory use shall either be disposed of, or stored in a building or completely enclosed container. Such building, container or dumpster may be located in a side or rear yard and shall comply with the minimum parking setbacks established in Schedule 1306. When such container or dumpster, if not located in a building, is adjacent to a residential district, it shall be screened with a permitted wall or fence in addition to planted material covering at least 50% of such wall or fence. When such container or dumpster is adjacent to a non-residential district, it shall be screened with a permitted wall or fence.
- e. Fences and Walls. Fences and walls shall be permitted accessory uses in compliance with the following:
 1. Fences located in a front yard shall not exceed 3 feet in height.
 2. Fences located in a required side or rear yard shall not exceed 6 feet in height, except as otherwise required by this Resolution.
 3. Fences located in the remainder of a side or rear yard shall not exceed 10 feet, except as otherwise required by this Resolution.

All height measurements shall be taken from the existing grade.

1309 LANDSCAPING AND SCREENING REQUIREMENTS.

Required yards and all other portions of the lot not covered by permitted structures shall be landscaped with grass, trees, shrubbery and/or other appropriate ground cover or landscaping material, which at all times shall be maintained in good and healthy condition. Screening and buffering shall be provided according to the requirements set forth in Article 1800.

1310 PERMITTED SIGNS.

All signs in LI Districts shall conform to the provisions of Article 1600.

1311 GENERAL REGULATIONS.

The provisions of Article 300 shall apply in LI districts.

1312 SITE PLAN AND DESIGN REVIEW.

The site plan and design review procedures shall apply to all proposed uses and to changes to existing uses, including site modifications, in the LI Districts pursuant to the regulations in Article 2200.

REVISION HISTORY

<u>Date</u>	<u>Section #</u>	<u>Description of Change</u>	<u>Req. By</u>
7/10/01	ALL	Original Update	Twp. Trustees
12/25/03	Schedule 1302.e.1	“LI” column was “C” “See Also” column was “1507.b.1” Reference: Resolution 11/8/03	Twp. Trustees
11/24/05	1302	In Schedule 1302.e.5, changed “C” to “P” and “See Also” from “1507.b.9” to “ORC 1509”. In Schedule 1302.e.8, changed “See Also” from “1507.b.14” to “Article 1500”. Ref. Motion 10/10/05. Effective date 11/24/05.	Twp. Trustees