

CHAPTER 1276
Limited Industrial District

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CROSS REFERENCES

Division of municipal corporation into zones - see Ohio R.C. 713.06
 Notice and hearing on municipal zoning regulations - see Ohio R.C. 713.12
 Effect of zoning on laws and charters - see Ohio R.C. 713.14
 Retroactive zoning ordinances prohibited - see Ohio R.C. 713.15
 Landscaping and environmental preservation - see P. & Z. Ch. 1280
 Off-street parking - see P. & Z. Ch. 1282
 Signs - see P. & Z. Ch. 1284
 Nonconforming uses - see P. & Z. Ch. 1286
 Wireless telecommunications facilities - see P. & Z. Ch. 1288
 Supplementary regulations - see P. & Z. Ch. 1290

1276.01 INTENT.

The Limited Industrial District and its regulations are established in order to achieve, among others, the following purposes:

- (a) To provide for manufacturing, industrial and related uses within the community in conformance with specific standards and in a manner compatible with the residential character of the Village.
- (b) To provide, where appropriate, for the expansion and continued development of manufacturing, industry, and related uses, thereby meeting the future economic needs of the Village for such activities.

- (c) To provide for the development of manufacturing, industry and related uses which do not create a substantial amount of noise, vibration, smoke, dust, odors, heat, glare, traffic, or other hazard which would create conditions detrimental to the health, safety, and welfare of the public.
- (d) To provide such density regulations, height regulations, and landscape requirements which will protect the adjacent areas from obstructionable influences.
- (e) To promote the most desirable use of the land and buildings in accordance with a well considered plan and to provide areas for the development of certain manufacturing, industry and related activities.
(Ord. 73-94. Passed 10-4-94.)

1276.02 MAIN USES.

In a Limited Industrial District, no land shall be used or any building erected which is arranged, intended or designed to be used for any other use than the following:

- (a) Any of the following commercial uses are permitted provided that the use does not require the outdoor storage of materials or parts:
 - (1) Amusement enterprises, bowling alleys, dance halls, skating rinks and sport and recreational establishments.
 - (2) Cleaning establishment, laundries, dry cleaning, auto wash and carpet cleaning.
 - (3) Mortuaries, laboratories of non-pilot type, letter and small printing shops.
 - (4) Greenhouses.
 - (5) Sales of Christmas trees and carnivals and fairs of a temporary nature.
 - (6) Food and drink preparation, such as baking, canning, dehydrating, freezing and pasteurizing, bottle works, creameries, and ice cream.
 - (7) Lumber yard and other builders' supplies, excluding sand, gravel and slag, if no old or used material is carried in stock and if use is limited to the sale of such supplies and no processing or manufacturing of such supplies is involved.
 - (8) Warehouses and storage houses, excluding freight terminals, if the material stored is new and does not consist of explosive and inflammable gases, solids or liquids.
 - (9) Animal hospitals, dog kennels and veterinarian offices.
 - (10) Plumbing shops, heating and ventilating, paint shops, roofing and sheet metal works and woodworking shops.
 - (11) Establishments for making advertising signs, sign painting, awnings, blinds, shades, mattresses and upholstering establishments, establishments for the assembling of lighting fixtures, radio and television equipment, electrical fans, irons, toasters and other electrical household appliances.
 - (12) The making of products from screw machines, the making of tools and dies for machines, but excluding any forging or hammering.

- (b) Any manufacturing use, but limited to the following products and processes, if the same does not include forging, hammering by machine and heavy stamping. All uses set forth in the following shall be conducted wholly within enclosed buildings:
- (1) The making and assembling of parts for aircraft and motor vehicles.
 - (2) Testing and inspecting laboratories and research centers.
 - (3) The making of building materials, but limited to sashes, doors, cabinets, insulations, wallboards, partitions and prefabricated house panels.
 - (4) Radio and television broadcasting stations.
 - (5) The making and assembling of electrical appliances and supplies.
 - (6) The making of light machinery and light equipment, such as air conditioning units, firearms, refrigerators, stoves, heaters, washing machines, and clothes dryers.
 - (7) The making of machine tools, such as metal lathes, presses, stamping machines, woodworking machines and screw machines.
 - (8) The assembling of fabrication of metal products, such as cabinets, doors, fencing and furniture.
 - (9) The making of products from paper, such as shipping containers, boxes and crates.
 - (10) The making of products from plastic, such as kitchenware, toys, buttons, wallboard, seat covers, table tops, telephones, and boxes.
- (c) Any other manufacturing product or process which conforms to the performance standards hereinafter provided and determined to be similar to the above use by the Board of Zoning Appeals under Chapter 1264.
- (d) All residential uses, institutional uses, and retail uses are prohibited in this District.
- (e) Any use determined by the Board of Zoning Appeals to be similar to the above and permitted by it in accordance with the provisions of Chapter 1264.
- (Ord. 73-94. Passed 10-4-94.)

1276.03 ACCESSORY USES.

No accessory use shall be permitted to the main uses set forth in Section 1276.02 other than the following:

- (a) Signs, including business identification, development projects, real estate, and directional, as set forth and regulated in Chapter 1284.
- (b) Storage of materials and products only within buildings and processes clearly accessory to the main use, provided such use has no injurious effect on adjoining districts.
- (c) Accessory off-street parking and loading facilities as required and set forth in Chapter 1282.
- (d) Any accessory use customarily regarded as a necessary incident to the main use.

- (e) For agricultural or greenhouse lots, a house or residence to be used in connection therewith shall not be deemed an accessory use.
(Ord. 73-94. Passed 10-4-94.)

1276.04 REGULATIONS AS TO LOT WIDTH, AREA, AND RATIO OF LOT COVERAGE.

(a) There shall be no more than one main building or use on any lot when a lot is used for a main building or use. Only one main building shall be permitted on a lot and no additional main building shall be located thereon.

(b) All lots, except lots to be used for agricultural or greenhouse uses, must have a frontage upon a duly dedicated and accepted street and the frontage shall be measured at the front building setback line on the dedication plat.

(c) The lot width, area and ratio of lot coverage shall not be less than the size or percentage as set forth in Section 1276.05.
(Ord. 73-94. Passed 10-4-94.)

1276.05 SCHEDULE OF LOT WIDTH, AREA, AND LOT COVERAGE.

District	Lot Width Minimum	Lot Area Minimum	Maximum Lot Coverage for Main and Accessory Uses *
Limited Industrial	100 feet	1 acre	50%

*Except such lots to be used for agricultural or greenhouse lots.
(Ord. 73-94. Passed 10-4-94.)

1276.06 YARD REGULATIONS.

(a) For a main use, each lot shall have a front yard which shall be measured at right angles from the side line of the street to the main foundation wall.

(b) For a main use, each lot shall have two side yards.

(c) The yard dimensions shall not be less than those set forth in Section 1276.07.
(Ord. 73-94. Passed 10-4-94.)

1276.07 SCHEDULE OF YARD DIMENSIONS.

District	Minimum Front Yard Depth (Ft.)	Minimum Front Yard Depth Adjoining a Residential District (Ft.)		Minimum Single Side Yard (Ft.)	Minimum Single Side Yard Adjoining a Residential District (Ft.)	Minimum Rear Yard (Ft.)	Minimum Rear Yard Adjoining a Residential District (Ft.)
		1st Adjacent Lot	2nd Adjacent Lot				
Limited Industrial	30	50	40	10	50	20	50

(Ord. 73-94. Passed 10-4-94.)

1276.08 PROJECTIONS.

Projections of structures into required yards are only permitted in accordance with the provisions of Section 1290.12.

(Ord. 73-94. Passed 10-4-94.)

1276.09 OFF-STREET PARKING AND LOADING FACILITIES.

Off-street parking, loading and unloading facilities shall be required and regulated by the provisions set forth in Chapter 1282.

(Ord. 73-94. Passed 10-4-94.)

1276.10 REGULATIONS AS TO AREA AND HEIGHT OF BUILDINGS; DRIVEWAYS.

(a) No building within a Limited Industrial District shall be a height greater than five stories nor more than sixty feet except those buildings located in the area north of Keynote Circle, and east of Lancaster, that front on Keynote Circle, which shall be limited to a maximum of three stories in height and no more than thirty-six feet.

(b) All building heights shall be measured from the finished grade line at the center of the proposed building to the highest part of the main roof.

(c) Chimneys, spires, domes, HVAC equipment, antennae, and other similar parts of the main building shall not exceed seventy-five feet measured from the finished grade line.

(d) All driveways and parking areas within a Limited Industrial District shall be of a paved and improved surface and shall be located a minimum of fifty feet from any adjoining Residential District line.
(Ord. 73-94. Passed 10-4-94.)

1276.11 LANDSCAPING AND BUFFERING.

(a) All portions of a lot which are not improved shall be landscaped or maintained in an orderly natural state. A minimum of 50% of these unimproved portions shall be landscaped.

(b) Where a Limited Industrial District adjoins a Residential District, then a wall or fence of not less than five and one-half feet shall be required and shall be located ten feet from the property line, unless the residential property owner in the rear and on either side, as the case may be, waive, in writing, such requirements and the same is filed with the Village.

(c) Where a proposed building is to be located on a dead-end street with a turn-around, no wall of such proposed building, when measured along the projection of the center line of the street leading to such turnaround, shall extend more than 260 feet in distance from the center point of the subject turnaround.

(d) In addition to a wall or fence, there shall also be required a landscape buffer along the boundary with an adjoining Residential District. Such buffer shall contain deciduous and evergreen trees or shrubs sufficient to create a year-round visual barrier. The landscape strip shall be a minimum of ten feet wide and on the side adjacent to the residential property. All exposed surfaces of walls must be faced in brick or stone. Chainlink and stockade style fences are not permitted.

(e) Where parking areas are adjacent to properties zoned for residential use, the land between the parking area and the property line shall contain an area of landscaped buffer at least five feet in width containing a screen of landscaping. The landscaping shall be composed of natural and/or man-made materials, arranged or planted so as to screen a minimum of 75% of the parking area from the view of the Residential District.

(f) All landscaping shall be in accordance with the provisions of Chapter 1280.
(Ord. 73-94. Passed 10-4-94; Ord. 98-01. Passed 10-2-01.)

1276.12 PERFORMANCE STANDARDS.

Any use established in the Limited Industrial District must conform to the performance standards as set forth in Chapter 1290.

(Ord. 73-94. Passed 10-4-94.)