

CHAPTER 1278
General 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

1278.01 INTENT.

The General 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.)

1278.02 MAIN USES.

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

- (a) 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 sash, 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 or 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.
- (b) Any general manufacturing use that is limited to the following products and processes:
 - (1) The making of projects from concrete, but not the making of cement itself.
 - (2) The making of ceramic and porcelain products from clay, but not the mining of clay itself.

- (3) The making of metal alloy project from brass, bronze, pewter, tin, lead, and aluminum, but excluding the smelting and founding of such metals.
- (c) Freight terminals and trucking depots.
- (d) Any other manufacturing project or process or any other use which conforms to the performance standards hereinafter provided, and determined to be similar by the Board of Zoning Appeals as provided in Chapter 1264.
(Ord. 73-94. Passed 10-4-94.)

1278.03 ACCESSORY USES.

No accessory use shall be permitted to the main uses set forth in Section 1278.02 other than the following:

- (a) Signs, including business identification, development projects, real estate, and directional signs, as set forth and regulated in Chapter 1284.
- (b) Accessory off-street parking and loading facilities as required and regulated in Chapter 1282.
- (c) Outdoor storage of materials limited to the kind used in the products produced by or used in the manufacturing process, the storage of which shall be limited to areas not prone to flooding as shown on the Flood Insurance Rate Map distributed by the Federal Emergency Management Agency.
- (d) Any accessory use customarily regarded as necessary incident to the main use.
(Ord. 73-94. Passed 10-4-94.)

1278.04 REGULATIONS AS TO LOT WIDTH, AREA AND RATIO OF LOT COVERAGE.

(a) When a lot is used for a main building, only one main building shall be permitted on the lot and no additional main building or use shall be located thereon. It is expressly prohibited to locate more than one main building on any lot.

(b) All lots must have a frontage upon a duly dedicated and accepted street and the frontage shall be measured at the front building set back line established for it or as shown on the dedication plat.

(c) The lot width, area and ratio of lot coverage shall not be less than the size or percentage set forth in Section 1278.05.
(Ord. 73-94. Passed 10-4-94.)

1278.05 SCHEDULE OF LOT WIDTH, AREA AND RATIO OF LOT COVERAGE.

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

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

1278.06 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 1278.07.
(Ord. 73-94. Passed 10-4-94.)

1278.07 SCHEDULE OF YARD REGULATIONS.

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

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

1278.08 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.)

1278.09 OFF-STREET PARKING AND LOADING FACILITIES.

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

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

1278.10 REGULATIONS AS TO HEIGHT OF BUILDINGS AND LOT COVERAGE; DRIVEWAYS.

(a) The area of all buildings devoted to main and accessory uses shall not exceed in area more than fifty percent of the area of the lot.

(b) No building shall be of greater height than seventy-five feet, measured from the finished grade line at the center of the proposed building to the highest part of the main roof.

(c) All driveways and parking areas within a General Industrial District shall be of a paved and improved surface and shall be located a minimum of fifty feet to any adjoining Residential District.

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

1278.11 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 fifty percent of the total site shall be allocated to landscape improvements.

(b) Where a General Industrial District adjoins a Residential District, then a wall or fence of not less than seven 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 turn-around, shall extend more than 260 feet in distance from the center point of the subject turn-around.

(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 manmade materials, arranged or planted so as to screen a minimum of seventy-five percent of the parking area from the view of the Residential District.

- (f) All landscaping shall be in accordance with the provision of Chapter 1280.
(Ord. 73-94. Passed 10-4-94.)

1278.12 PERFORMANCE STANDARDS.

Any use established in the General Industrial District must conform to the performance standards as set forth in Chapter 1290. (Ord. 73-94. Passed 10-4-94.)