

ARTICLE 12 I-1 LIGHT INDUSTRIAL DISTRICT

12.01 INTENT

The purpose of this district is to provide for industrial uses with limited objectionable external effects in areas that are suitable for industrial development by reason of location, topography, soil conditions, and the availability of adequate utilities and transportation systems. The intent is to permit most manufacturing, wholesaling, and warehousing activities that can be operated in a clean and quiet manner, subject only to those regulations necessary to prohibit congestion, and for the protection of adjacent residential and business activities.

12.02 PERMITTED PRINCIPAL USES

- A. Any use charged with the principal function of basic research, design and pilot or experimental product development.
- B. Any use charged with the principal function of technical training when such use is operated for profit.
- C. Assembly plants except automobile assembly plants or plants of a similar size, scale and nature.
- D. Automobile, truck and mobile home repair, public garages, paint and body shops but no commercial wrecking, dismantling or salvage yard.
- E. Auto service station.
- F. Automobile, truck and boat sales.
- G. Builders' supply stores, lumber yards including incidental millwork, coal, brick, and stone, plumbing supply and contracting shops.
- H. Storage yards for material and equipment including indoor storage for building supplies and equipment, food, fabrics, hardware, and similar goods when located entirely within a building, provided such buildings shall not be used for wrecking or dismantling of motor vehicles.
- I. Carpet cleaning, dry cleaning and dyeing, and laundry.
- J. Commercial greenhouse.
- K. Dairy products manufacture.

- L. Fabrication, processing, packaging, and/or manufacture of food products and condiments excluding fish products, slaughter houses, and rendering and refining of fats, oils, fish, vinegar, yeast and sauerkraut.
- M. Fabrications, processing, packaging, and/or manufacture of cosmetics, drugs, perfumes, pharmaceuticals, and toiletries.
- N. Fabrication, processing, packaging, and/or manufacture of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, horn, leather, paint, paper, plastics, precious or semi-precious metals or stones, textiles, tobacco, wax, wood and yarn.
- O. Fabrication, processing, packaging and/or manufacturing of musical instruments, toys, novelties, and rubber or metal stamps.
- P. Fabrication, processing, packaging and/or manufacture of ice, cold storage plant, and bottling plant.
- Q. Farm implements and contractor equipment sales and service.
- R. Foundry casting lightweight non-ferrous metals or electric foundry, not causing noxious fumes or odors.
- S. Fuel company, including distribution, transportation and flammable liquid storage.
- T. Furniture reupholstering and repair.
- U. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired by only electricity or gas.
- V. Monument sales including incidental mechanical operation.
- W. Wholesale and/or retail painting and supply shops.
- X. Publishing and printing.
- Y. Railroad freight-related uses including incidental storage and siding operations.
- Z. Repair, rental, and servicing of household appliances.
- AA. Sign contractor.
- BB. Storage buildings.
- CC. Tool and die shops, tin and sheet metal shops.
- DD. Trailer rental and sales.

EE. Veterinary clinic or kennels and animal hospital provided that all animals are housed in buildings or enclosures, which are at least one hundred (100) feet from any Residential district.

FF. Warehouse and wholesale distributors.

GG. Uses similar to the above uses as determined by the Board of Appeals.

HH. Auction Houses - excludes livestock sales, heavy earth moving equipment and manufacturing equipment.

12.03 CONDITIONAL USES

The following uses may be permitted by the Board of Appeals upon application and approval of a Conditional Use Permit under the provisions of Section 22.08 and 22.11

A. Sexually Oriented Business.

B. Child Day Care Center: permitted upon submission of demonstration of compliance with the minimum standards of the Child Daycare licensing law of the Ohio Revised Code.

C. Eating and drinking establishments including restaurants, dairy bars, fast food, drive-ins, carry outs or other places serving food and/or beverages.

D. Bars and refreshment stands.

E. Flea market permitted if in completely enclosed building, or the premises on which such use is conducted is entirely enclosed within a solid fence or masonry wall not less than six (6) feet in height.

F. Industrial research laboratories.

12.04 ACCESSORY USES

Uses customarily accessory to the above uses.

12.05 YARD REQUIREMENTS

In a Light Industrial District the following yards shall be required:

A. Front Yards: Front yards shall be not less than 25 feet in depth, excepting where a Light Industrial District is adjacent to or across a street from any residential district, the required front yard shall be not less than 50 feet. However, if there be a loading dock in

the front yard, the front yard shall be not less than 80 feet.

B. Side Yards: Side yards shall be not less than 15 feet in width on each side except where the side yard abuts a residential district; it shall be not less than 50 feet. Any portion of a side yard, which is in excess of 15 feet from a side lot line, may be used for parking.

C. Rear Yards: Rear yards shall be not less than 15 feet in depth, except where the rear yard abuts an alley, it shall be not less than 30 feet, or where the rear yard abuts a residential district, it shall be not less than 50 feet. Any portion of the rear yard, which is in excess of 15 feet from the side lot line, may be used for parking.

12.06 BUILDING HEIGHT REGULATIONS

In this district, no building shall exceed three (3) stories or forty (40) feet in height, provided an additional one foot of building height may be allowed for each foot the building or portion thereof is set back from all required yard lines.

12.07 ACCESSORY PARKING

In a Light Industrial District, parking shall be provided as required in Section 19.16.

12.08 OFF-STREET LOADING

Space shall be provided in accordance with the provisions of Section 19.15.

12.09 SIGNS

Wall or ground signs, single or double face, shall not exceed 50 square feet in area for each face. Maximum height above grade at sign shall not exceed thirty-five (35) feet. There shall be permitted one (1) wall sign and one (1) ground sign. No more than two (2) signs shall be permitted for each street front of the lot on which the signs are located. Wall signs shall not extend above or beyond any part of the roofline. See Section 19.11 for Industrial Park Signs. Off-premise signs are permitted if they meet the requirements of Article 20.

12.10 SCREENING

See Section 19.17 for screening regulations of uses adjoining residential districts.