

TITLE SEVEN – ZONING DISTRICT USE REGULATIONS

CHAPTER 1169 “M-1” Light Industrial District

- 1169.01 Permitted Uses.
 - 1169.02 (Reserved).
 - 1169.03 Building Height.
 - 1169.04 Required Lot Area and Width.
 - 1169.05 Yards Required.
 - 1169.06 Percentage of Lot Coverage.
 - 1169.07 Permitted Signs.
 - 1169.08 Off-Street Parking and Loading Requirements.
 - 1169.09 General Regulations.
 - 1169.10 Wind Generator(s): Low and High Impact Regulations.
 - 1169.11 Storage.
 - 1169.12 Building Design.
-

CROSS REFERENCES

- Computation of required yards - See P. & Z. 1133
 - General Regulations - See P. & Z. 1181
 - Off-Street Parking and Loading Requirements – See P. & Z. 1183
 - Signs - See P. & Z. 1185
 - Special provisions - See P. & Z. 1187
-

1169.01 PERMITTED USES.

In a “M-1” Light Industrial District, no land or building shall be used or changed in use and

No building shall be located, erected, or structurally altered,

Unless otherwise provided herein,

Except for one or more of the following:

- A. Any use whose principal function is basic research, design and/or pilot or experimental product development or technical training.
- B. Office buildings of an executive or of an administrative nature or incidental to those uses previously listed.
- C. Sales offices for business/industrial equipment and supplies.

- D. Business and industrial service facilities.
- E. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge, and machine shops.
- F. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, tuber products, sheet metal (excluding large stampings such as automobile fenders of bodies) steel textiles, tobacco, was, wire, wood, (excluding saw and planing mills), and yarns.
- G. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- H. The manufacture of toys, novelties, and other similar products of metal, plastics, or rubber.
- I. The manufacture or assembly of electrical appliances, electronic instruments, and devices, radios and phonographs.
- J. Laboratories – experimental, film, testing.
- K. The manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices or saves.
- L. Administrative, executive, financial, accounting clerical and drafting offices.
- M. Governmental owned and/or operated buildings or facilities.
- N. Accessory buildings incidental to the principal use.
(Ord. 5-97. Passed 2-4-97.)

1169.02 (RESERVED).

1169.03 BUILDING HEIGHT.

Buildings shall not exceed fifty (50') feet in height.

Chimney tanks, communication and other type towers may be permitted to a greater height.

(Ord. 5-97. Passed 2-4-97.)

1169.04 REQUIRED LOT AREA AND WIDTH.

- A. Minimum lot area shall be a minimum of 2.5 acres.
- B. Minimum lot width shall be a minimum of one-hundred (100') feet.

1169.05 YARD REQUIREMENTS.

Yards of the following width or depths shall be provided for all uses unless otherwise permitted by this Ordinance.

- A. Front yards:
 - 1. Single Lot Frontage
 - a. Minimum: One-hundred (100') feet deep from the street right-of-way line, and
 - b. Shall be appropriately landscaped and maintained.
 - 2. Corner Lot Frontage
 - a. Minimum: One-hundred (100') feet deep each from both street right-of-way lines, and
 - b. Shall be appropriately landscaped and maintained.
 - 3. Such minimum space shall remain open or unoccupied by:
 - a. Any principal or accessory building or
 - b. Use other than driveways, sidewalks or off-street parking facilities.
- B. Rear yards:
 - 1. Minimum: Fifty (50') feet.
 - 2. Abutting any residential district: Minimum seventy-five (75') feet.

3. Abutting a street right-of-way: Minimum one-hundred (100') feet.

C. Side yards:

1. Minimum two (2) each: - Twenty-five (25') feet each, as measured from the side lot line to the nearest point of any structure.
2. Abutting any residential district: - Fifty (50') feet on the side abutting the residential district.
3. Such space shall remain open and unoccupied by any principal accessory building or use.

(Ord. 5-97. Passed 2-4-97.)

1169.06 PERCENTAGE OF LOT COVERAGE.

All buildings including accessory buildings shall not cover more than (60%) percent of the lot area.

(Ord. 5-97. Passed 2-4-97.)

1169.07 PERMITTED SIGNS.

The provisions of Chapter 1185 shall apply in this district.

(Ord. 5-97. passed 2-4-97.)

1169.08 OFF-STREET PARKING AND LOADING REQUIREMENTS.

The provisions of Chapter 1183 shall apply in this district.

(Ord. 5-97. Passed 2-4-97.)

1169.09 GENERAL REGULATIONS.

- A. Buffering or screening in compliance with the provisions of this Chapter shall be provided for any permitted use which:

1. Abuts any residential district, and/or
2. A state, county, or township right-of-way, in addition to the setback requirements.

- B. Board of Zoning Appeals may consider an applicant's request for a buffering or screening by weighing:

1. The relationship of the proposed buffering or screening plan and
2. The requested dimensional variance with respect to the joint impact upon neighboring properties.

- C. Buffering or screening shall consist of a landscaped mounding, permanently maintained along the boundary line:
1. A minimum of five and a half (5.5') feet in height,
 2. At least fifteen (15') feet wide.
 3. Buffering or screening facilities shall not obscure traffic visibility within fifty (50') feet of an intersection.

D. All buffering or screening shall be:

1. Trimmed,
2. Maintained in good condition, and
3. Free of advertising or other signs.

(Ord. 5-97. Passed 2-4-97.)

1169.10 WIND GENERATOR(S): LOW AND HIGH IMPACT REGULATIONS.
The provisions of Chapter 1187 shall apply.

1169.11 STORAGE.

Storage materials and/or equipment shall be within an enclosed building or

Within an area enclosed on all sides with a solid wall or uniformly painted privacy fence not less than eight (8') feet high.

(Ord. 5-97. Passed 2-4-97.)

1169.12 BUILDING DESIGN.

Prior to the submission of a zoning permit application, the building design plans shall be submitted to the Planning Commission for approval.

The Planning Commission shall approve, approve with modifications, or disapprove the plans within thirty (30) days of submission.

(Ord. 5-97. Passed 2-4-97.)

