

CHAPTER 1260
Light Industrial District

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CROSS REFERENCES

Municipal zoning - see Ohio R.C. 713.06 et seq.
 General provisions and definitions - see P. & Z. Ch. 1240
 Administration, enforcement and penalty - see P. & Z. Ch. 1242
 Districts generally and Zoning Map - see P. & Z. Ch. 1244
 Nonconforming structures, uses and lots - see P. & Z. Ch. 1266
 Off-street parking and loading - see P. & Z. Ch. 1268
 Conditional uses - see P. & Z. Ch. 1272
 Supplementary regulations - see P. & Z. Ch. 1278

1260.01 PURPOSE.

The Light Industrial District has been planned to encourage the development of manufacturing, wholesale and large professional establishments which are clean, quiet and free of hazardous or objectionable elements. The creation or promotion of retail activities in this District is not encouraged.
 (Ord. 81-11. Passed 7-6-81.)

1260.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in a Light Industrial District:

- (a) Light manufacturing and assembly plants, machine shops, food or pharmaceutical processing and other operations for making, repairing, finishing, converting or storing of items, provided that all resulting cinders, dust, flashing light, fumes, gases, odors, refuse matter, smoke or vapor are effectively confined to the premises and that no noise or vibration is perceptible outside such premises;
- (b) Professional buildings, research buildings, laboratories, medical centers or clinics, advertising agencies, commercial art and design studios, insurance companies, manufacturer's representatives, administrative offices and headquarters for firms and institutions whose principal activities may be located outside this District;

(c) Similar uses which the Planning Commission may consider appropriate to the purposes of this District.

(Ord. 81-11. Passed 7-6-81.)

1260.03 CONDITIONALLY PERMITTED USES.

The following uses shall be conditionally permitted in a Light Industrial District, subject to the provisions of Chapter 1272:

(a) Lumber yards having a minimum lot size of one acre and having less than twenty percent of their gross floor area devoted to serving retail customers;

(b) Wholesale business establishments not prohibited by Section 1260.04(b) or (d).

(c) Personal wireless service facilities, when the applicant has been denied access to properly zoned Village-owned land for said purpose.

(d) All uses not otherwise prohibited by law.

(Ord. 81-11. Passed 7-6-81; Ord. 98-4. Passed 7-6-98.)

1260.04 PROHIBITED USES.

In addition to those uses not permitted in any Village zoning district, the following uses are prohibited in a Light Industrial District:

(a) All uses of land, buildings and structures or industrial processes that may be noxious or injurious by reason of dust, smoke, refuse matter, odor, gas, fumes, noise, vibrations or similar substances or conditions, provided, however, that any uses may be permitted if they are approved by the Planning Commission, subject to securing a permit and to such conditions, restrictions and safeguards as may be deemed necessary by the Commission for the purpose of protecting the health, safety or general welfare of the community;

(b) Retail stores, banks or other activities tending to create direct consumer traffic, such as barber or beauty shops, gift shops, grocery, hardware, clothing or drug stores, laundry service, dry cleaning, automobile service stations, garages or sales rooms, theaters, bowling alleys, amusement parks or other equivalent recreational uses;

(c) Dwelling units, hotels, motels, nursing homes or child care establishments;

(d) Truck or commercial transportation terminals;

(e) Funeral or undertaking establishments;

(f) Private schools or playgrounds.

(Ord. 81-11. Passed 7-6-81.)

1260.05 OFF-STREET PARKING AND LOADING.

(a) Parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Chapter 1268.

(b) No off-street parking shall be located within twenty feet of the front or rear property lines.

(c) Parking may extend to within five feet of either or both side lot lines. Access to the parking area shall be from the right of way only. (Ord. 81-11. Passed 7-6-81.)

1260.06 AREA, YARD AND HEIGHT REQUIREMENTS.

The following minimum requirements shall be observed in a Light Industrial District:

- (a) Height. No structure shall exceed forty feet in height.
- (b) Lot Area. The minimum lot area shall be 25,000 net square feet unless otherwise restricted.
- (c) Lot Frontage. The minimum lot frontage shall be seventy-five feet.
- (d) Front Yard Depth. The front yard depth for all structures shall be not less than thirty feet.
- (e) Side Yard Width. The least side yard width shall be the greater of either five feet or five-twelfths of structural height, except that no side yard adjoining a Residence District shall be less than twenty-five feet in width.
- (f) Rear Yard Depth. The rear yard depth shall be not less than twenty-five feet. (Ord. 81-11. Passed 7-6-81.)
- (g) Lot Coverage. Total lot coverage by buildings and all other impervious surfaces shall not exceed seventy percent. (Ord. 92-16. Passed 11-2-92.)

1260.07 LANDSCAPING AND SCREENING.

Whenever a lot in the Light Industrial District is located adjacent to a Residence District or the Village corporate boundary, said lot shall be effectively screened on all sides which adjoin or face any property which may be used for residential purposes by an acceptably designed wall, fence or planting screen. Such fence or wall shall be not less than four feet nor more than six feet in height and shall be maintained in good condition. A planting screen shall be not less than four feet in height, and shall be densely planted and maintained in good condition. Any space between such fence, wall or planting screen and the lot line of the adjoining premises in any Residence District shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition. (Ord. 81-11. Passed 7-6-81; Ord. 92-16. Passed 11-2-92.)

1260.08 SIGNS.

Signs shall be permitted in accordance with the specifications set forth in Chapter 1276. (Ord. 81-11. Passed 7-6-81.)