

ARTICLE 15: LIGHT INDUSTRIAL DISTRICT (LI)

Section 1501: Intent and Purpose

The intent of the Light industrial District is to provide within Genoa Township areas for Industrial establishments which are pleasant, safe and convenient to the Township. The district is to be applied to areas currently served by central sewer wastewater treatment plants operated by the Delaware County Sanitary Engineer and by central water and other Essential Services.

Section 1502: Permitted Principal Uses

1502.01 The manufacturing, compounding, processing, assembling, packaging or treatment of goods, materials and products not involving operations which are obnoxious or offensive by reason of odor, dust, smoke, gas fumes, noise, refuse matter or vibration are permitted. Uses include, but are not limited to, articles or products from the following previously prepared or treated materials: bone, canvas, cellophane, clay, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell,, textiles, tobacco, wax, wire and wood.

1502.02 Any industrial activity, such as the examples listed herein, which fulfills all the requirements of the other sections of this Article:

- A) The manufacturing or assembling of medical, dental, optical and similar precision instruments; musical instruments, novelties, toys, rubber products; orthopedic or medical appliances; watches and clocks;
- B) Machine shops and tools and die shops;
- C) Manufacturing, assembling or repairing of electrical and electronic products, components and equipment;
- D) Compounding, processing and packaging of meat, dairy and food products, exclusive of slaughtering;
- E) Compounding processing, and packaging of chemical products, but not including any materials which decompose by detonation;
- F) Automobile service stations as regulated by the following:
 - 1) The selling and dispensing of petroleum fuel primarily to passenger vehicles;
 - 2) Accessory Uses as the sale and installation of lubricants, tires, batteries, accessories and supplies, incidental washing and polishing tune-ups and brake repair;
 - 3) No outdoor dismantling, wrecking or storage of automotive vehicles, parts, or accessories shall be permitted; and
 - 4) No Outdoor Storage or rental of trucks, trailers, or passenger vehicles shall be permitted.
- G) Awning company;
- H) Bakeries, wholesale;
- I) Beverage distributors manufacturing, bottling plants;
- J) Carpenter and cabinet shops;
- K) Carpet and rug cleaning plants
- L) Commercial radio and television transmitting stations, antenna towers and other electronic equipment requiring outdoor towers;
- M) Restaurants with or without drive-in and/or drive-through services;
- N) Electric supply company;

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- O) Equipment rental, sales and service, including automobiles, trucks and trailers;
- P) Fence company;
- Q) Glass distributors;
- R) Labor union meeting halls;
- S) Laundries, dry-cleaning plants and linen supply;
- T) Mail order houses;
- U) Monument sales and finishing;
- V) Offices;
- W) Printing, publishing, binding and typesetting plants;
- X) Research and engineering laboratories;
- Y) Sign painting and manufacturing;
- Z) Sales establishments for building materials and lumber yards; or
- AA) Warehouses or storage in bulk for: clothing, cotton, drugs, dry goods, feed, food, fuel, furniture, hardware, ice, machinery, metals, paint, paint materials, pipe, rubber, shop supplies, soil stabilizer, tobacco, wool.

1502.03 Outdoor Storage which shall be wholly enclosed by a continuous visual and mechanical barrier eight (8) feet in height. Material so stored shall not extend over or project above such enclosure.

Section 1503: Permitted Accessory Uses

- 1503.01 Accessory Uses, Buildings or other Structures customarily incidental to any aforesaid permitted Use.
- 1503.02 Off-Street parking and loading spaces as regulated by Section 19.
- 1503.03 Signs as regulated by Article 18.

Section 1504: Conditional Uses

The following Uses shall be permitted only in accordance with this Section, the requirements of Article 3, the supplemental regulations specified in Article 17, and the regulations specified in Article 18.

- 1504.01 Temporary Uses specified in and regulated by Section 1707.

Section 1505: Required Standards

No Certificate of Zoning Compliance shall be issued for any Use in a Light Industrial District until the applicant shall have certified to the Genoa Township Development & Zoning Office that:

- 1505.01 The industrial activity will be conducted wholly within a completely enclosed Building, except for automobile service stations; drive-in restaurants; equipment rental, sales and service, including automobiles, trucks and trailers;
- 1505.02 All parking and loading areas shall conform to the requirements of Article 16 and 19.
- 1505.03 All signs shall conform to the requirements of Article 18.
- 1505.04 Total land occupancy by all Buildings and impervious surfaces in an Industrial Warehouse Planned Development shall not exceed seventy-five percent (75%) of the area of the tract.
- 1505.05 Maximum Gross Floor Area. No Structure shall exceed 65,000 square feet in gross Floor Area. A commonly controlled business operation shall not exceed usage of 65,000 square feet of gross Floor Area within one or more structures.

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- 1505.06 Noise from any operation conducted on the premises either continuous or intermittent, shall not disturb any neighboring residential uses.
- 1505.07 No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, Adequate safeguards considered suitable for safe operation in the industry involved shall be taken.
- 1505.08 The emission of smoke or other air pollutants and dust borne by the wind shall be kept to a minimum by appropriate Landscaping, paving or other acceptable means.
- 1505.09 There will be no emission of odors or odor causing substances which can be detected without the use of instruments at or beyond the Lot Lines.
- 1505.10 There will be no vibrations that can be detected without the use of instruments at or beyond the Lot Lines.
- 1505.11 Where the property lines separate a Light industrial District from a residentially used property or portion thereof, a visual and mechanical barrier, a minimum of five and one-half (5 ½) feet in height and a maximum of eight (8) feet in height, shall be provided along the common Lot Line as regulated by Article 20.
- 1505.12 There shall be created a minimum green strip of seventy-five (75) feet planted with grass and landscaped with the purpose of providing a year round combination of shrubs and trees between a residential use area and the Industrial Warehouse development.
- 1505.13 Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon property located in any Residential District or upon any public street.
- 1505.14 No Building or Structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- 1505.15 No raw materials shall be processed into any kind of the following basic products; metals of any kind, glass, plastic, textiles, leather or paper.
- 1505.16 All premises shall be furnished with all-weather hard surface walks of a materials such as bituminous or Portland cement concrete, wood, tile, terrazzo, or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- 1505.17 The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials shall be permitted subject to the following conditions:
- A) The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted; but only if said materials or products are stored, utilized or manufactured within completely enclosed Buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
 - B) All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective device s against hazards of fire and explosions, as well as with adequate fire-fighting and suppression equipment and devices standard to the industry involved.
 - C) The storage, utilization or manufacture of pyrophoric and explosive powders and dusts, and of materials and products that decompose by detonation is prohibited.
 - D) The manufacture of flammable liquids or materials that produce flammable or explosive vapors or gases is prohibited.
 - E) The storage and utilization of flammable liquids or materials that produce flammable or explosive vapors or gases shall be permitted on any Lot in strict conformance with the applicable regulations set forth in the "Ohio Rules and Regulations of the Division of the State

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Fire Marshal for the Manufacture, Storage, Handling, Sale and Transportation of Flammable and Combustible Liquids”.

- 1505.18 The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with;
- A) The applicable regulations of any federal, state and/or other regulatory agency; and
 - B) The applicable regulations of any instrumentality of the State of Ohio. Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.
- 1505.19 Storm Water Management – all site plans must have a storm water management plan, approved by the Delaware County Engineer’s Office, with the Improvements constructed before a Zoning Permit will be issued for construction of Buildings.
- 1505.20 Parking and Loading Areas
- A) All automobile parking lots shall be screened from adjoining streets and adjoining residential properties in accordance with Article 20.
 - B) No parking lot shall be closer than twenty-five (25) feet from the edge of the contiguous street Right-of-Way in a Planned Industrial-Warehouse District, unless the parking lot is contiguous to a residential District, in which case seventy-five (75) feet shall be the closest distance of the parking lot to the edge of the contiguous street Right-of-Way.
 - C) Parking spaces and loading areas shall be provided in accordance with Article 19.
- 1505.21 Streets – All streets, including private streets shall conform to specifications as set forth in the Delaware County Subdivision Regulations.
- 1505.22 Walkways – All walkways shall be constructed of a suitable, dust free, hard surface material.
- 1505.23 Trees
- A) The clearing of land shall be kept to a minimum to help preserve the existing natural conditions.
 - B) No land shall be cleared of trees more than fifteen (15) feet from the foundation of a proposed Building. An exception to this requirement shall be granted in the case of those trees that should be removed due to malformation, disease, safety hazards, or to the general benefit of surrounding trees. The foregoing shall be considered as a guideline for preservation of the natural environment.
 - C) No trees shall be cleared further than five (5) feet from curbs of a parking lot. The foregoing shall be considered as a guideline for preservation of the natural environment.
- 1505.24 Landscaping – All yards, front, side, and rear shall be landscaped. All areas where buildings, parking or walkways are not present shall be seeded or sodded with grass before a Certificate of Zoning Compliance is issued.

Failure to comply with any of the Required Standards by property owners or users shall be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

Section 1506: Prohibited Uses

- 1506.01 All Uses not specifically authorized as a permitted or conditionally permitted Use by the express terms of this Section of the Zoning Resolution are hereby prohibited.
- 1506.02 The Outdoor Storage of Inoperable, unlicensed or unused motor vehicles for a period exceeding seven (7) days is prohibited. Said vehicle, if stored on the premises, shall be enclosed within a Building so as not to be visible from any adjoining property or public road.

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- 1506.03 No trailer of any type, no boats, no motor homes and no equipment of any type shall be parked in front of the Front Building Line of any Lot within this District. If a Structure is located on the tract of land or lot the Building Line shall be considered to be the front wall of the Structure, even if said Structure is located behind the minimum Building Line established by this code or the restrictions on the plat or deed.
- 1506.04 Except as specifically permitted by Section 1707, no Mobile Home or mobile home office Structure shall be placed or occupied in this District.
- 1506.05 Adult Entertainment and Adult Entertainment Facilities are prohibited.
- 1506.06 Homes for adjustment and institutions as herein defined under Residential Care Facilities are prohibited.

Section 1507: Dimensional Requirements

In addition to any other provisions of this Resolution, all lands and Uses within a Light Industrial District shall be developed in strict compliance with the standards hereinafter established:

- 1507.01 Minimum lot area: Two (2) acres;
- 1507.02 Minimum lot Frontage: Except as hereinafter set forth, all Lots or parcels shall have two hundred (200) feet Frontage, which shall not be decreased at any point forward of the Building Line of the Principal Building located on the premises;
- 1507.03 Minimum Corner Lot Frontage: One hundred (100) feet on each street;
- 1507.04 Minimum front yard depth: No Building shall be located closer than one hundred and fifty (150) feet to any street Right-of-Way;
- 1507.05 Minimum side yard width, each side: No Principal Building or Structure shall be located closer than twenty-five (25) feet to any Side Lot Line;
- 1507.06 Minimum rear yard depth: No Principal Building or Structure shall be located closer than fifty (50) feet to the Rear Lot Line;
- 1507.07 No Building shall be located closer than one hundred (100) feet from a residential District boundary line;
- 1507.08 Building Height limits: No Building in this district shall exceed thirty-five (35) feet in height measured from the finished grade established not closer than fifteen (15) feet to the exterior wall of the Structure. No Aerial Antenna or tower shall be constructed to a height greater than the distance from the center of the base thereof to the nearest property line less ten (10) feet of said tract; and
- 1507.09 Lot Coverage: On no lot or parcel in this zoning District shall Buildings be constructed which cover more than thirty-five percent (35%) of the lot area.

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