

ARTICLE 13: PLANNED INDUSTRIAL DISTRICT (PID)

Section 1301: Intent and Purpose

The purpose of the Planned Industrial District is to encourage the coordination and integration of industrial uses designed as separate elements into one specific site layout while protecting public health, safety, morals, and general welfare. The entire design is intended to utilize industrial uses which are compatible in terms of activity, parking needs, traffic accessibility, sign systems and space requirements into an industrial park setting. Planned Industrial Districts are limited to areas served by central sewer wastewater treatment plants operated by the Delaware County Sanitary Engineer and to areas served by a Central Water System and by an adequate transportation network.

1301.01 It is the policy of the Township to permit the creation of Planned Development Districts to:

- A) Preserve and extend the charm and beauty existent in and inherent to the rural residential character of Genoa Township;
- B) Provide the economic and social advantages resulting from an orderly planned use of large parcels of land;
- C) Provide a more useful pattern of Open Space and recreation areas;
- D) Promote development patterns, which preserve and utilize natural topography and geologic features, scenic vistas, trees, and other vegetation, and prevent the disruption of natural drainage patterns;
- E) Promote a more efficient use of land than is generally achieved through conventional development resulting in substantial savings in utility and street extensions; and
- F) Promote development patterns in harmony with land use Density, transportation facilities and community facilities.

1301.02 This Section establishes standards for the Planned Industrial District in areas served by central sanitary sewers and Central Water Systems, or developments utilizing other sewage treatment options approved in the development plan.

Section 1302: Contiguity of Land and Project Ownership

1302.01 All land within a proposed Planned Development shall be Contiguous and shall not be divided into parts by any state or federal limited access highway or by any railroad Right-of-Way.

1302.02 The Planned Development area shall be under contract for purchase by a single entity or owned by a single entity at the time of application. For the purposes of this subsection a single entity includes the following: a married couple; corporation; partnership; or two or more property owners who have entered into a general development plan for a Planned Development.

Section 1303: General Requirements

1303.01 The provisions of this Article shall apply to all lands zoned in the Planned Industrial District (PID). Only parcels at least ten (10) acres in size or adjacent to other parcels zoned PID or under application for Rezoning to PID that collectively sum ten (10) acres or more shall be considered for the PID.

- A) Any Lot or Tract depicted on the Zoning Map as being wholly or partially within the Hoover Reservoir Watershed shall also be subject to the additional provisions established within Article 7 of this Zoning Resolution, the Hoover Watershed Overlay District (HOD). Should these two articles conflict with one another, the requirements of Article 7 shall apply unless otherwise expressly stated within this Resolution.

1303.02 All Buildings and Structures shall be planned as groups having common parking area and common ingress and egress points to reduce the number of potential accident locations at intersections with thoroughfares.

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- A) Planned Industrial Districts less than twenty (20) acres in area shall have direct access to one (1) Arterial Street.
 - B) Planned Industrial Districts of twenty (20) or more acres in area shall have direct access to one (1) Arterial Street and to one (1) Collector Street and/or two (2) access points on an Arterial Street.
- 1303.03 Where the Lot Lines separate a Planned Industrial District from a Residential or Planned Residential District:
- A) There shall be created, at a minimum, an undeveloped green strip of seventy-five (75) feet planted with grass and/or landscaped with the purpose of providing a year-round combination of shrubs and trees; and
 - B) A visual and mechanical barrier, in accordance with Section 2003, shall be provided seventy-five (75) or more feet from said Lot Lines.
- 1303.04 Reserved.
- 1303.05 Reserved.
- 1303.06 Total land occupancy by all Buildings and Impervious Surfaces on a single Lot or Tract in this District shall not exceed seventy-five percent (75%) of the area of said Lot or Tract.
- 1303.07 Maximum Gross Floor Area. No Building 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 Buildings or a single Lot or Tract.
- 1303.08 Storm Water Management – all Planned Developments shall have a storm water management plan, approved by the Delaware County Engineer’s Office, if required.
- 1303.09 Parking and Loading Areas
- A) Reserved.
 - B) All automobile parking lots shall be screened from adjoining streets and adjoining residential properties in accordance with Article 20.
 - C) 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 District, unless the parking lot is Contiguous to a Residential or Planned 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.
 - D) Parking spaces and loading areas shall be provided in accordance with Article 19.
- 1303.10 Streets – All Streets including private streets shall conform to specifications as set forth in the Delaware County Subdivision Regulations. Public road improvements in Planned Developments shall require the following:
- A) All Street drainage shall be enclosed;
 - B) Curbs and gutters shall be installed; and
 - C) All Streets shall have a minimum pavement width of twenty-two (22) feet.
- 1303.11 Walkways – All walkways shall be constructed of a suitable, dust free, hard surface material.
- 1303.12 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.

1303.13 Landscaping – All yards, front, side, and rear shall be landscaped. The developer shall submit a conceptual landscaping plan to be reviewed as part of the development plan. All areas shall be seeded or sodded in accordance with the approved development plan before a Certificate of Zoning Compliance is issued.

Section 1304: Permitted Principal Uses

1304.01 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 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.

1304.02 Any industrial activity, such as those enumerated below as examples, 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-through/in/up services;

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- N) Electric supply company;
 - 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 development laboratories or facilities;
 - Y) Sign painting and manufacturing;
 - Z) Sales establishments for building materials and lumber yards; and/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, and the like.
- 1304.03 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.
- 1304.04 Indoor recreational, athletic, and/or fitness facilities.
- 1304.05 Hotels.
- 1304.06 Retail.
- 1304.07 Service Businesses.
- 1304.08 Day Care Centers as regulated by Section 1703.
- 1304.09 Religious Establishments as regulated by Section 1706.
- 1304.10 Agriculture exempted from zoning by the Ohio Revised Code per Section 1714.
- 1304.11 Agritourism exempted from zoning by the Ohio Revised Code per Section 1715.
- 1304.12 Farm Markets exempted from zoning by the Ohio Revised Code per Section 1716.
- 1304.13 Public and private utilities as regulated by Section 102.06 and Article 22.
- 1304.14 Governmental Facilities as regulated by Section 102.07.
- 1304.15 Outdoor advertising and Signs as regulated by Section 102.09 and Article 18.
- 1304.16 Greenspace and landscape buffers.

Section 1305: Permitted Accessory Uses

- 1305.01 Accessory Buildings and Structures as regulated by Section 1609.
- 1305.02 Portable Storage Units as regulated by Section 1707.
- 1305.03 Off Street parking and loading spaces as regulated by Section 19.
- 1305.04 Offices, Retail operations, and or Service Businesses incidental and ancillary to the principal Use.
- 1305.05 Fences, Accessory Walls, and Retaining Walls as regulated by Article 20.

- 1305.06 Aerial Antennas and Satellite Dish Antennas as regulated by Section 2203.
- 1305.07 Temporary Uses and Special Events as regulated by Section 1702.
- 1305.08 Agriculture exempted from zoning by the Ohio Revised Code per Section 1714.
- 1305.09 Agritourism exempted from zoning by the Ohio Revised Code per Section 1715.
- 1305.10 Farm Markets exempted from zoning by the Ohio Revised Code per Section 1716.
- 1305.11 Public and private utilities, including telecommunication towers, as regulated by Section 102.06 and Article 22.
- 1305.12 Governmental Facilities as regulated by Section 102.07.
- 1305.13 Outdoor advertising and Signs as regulated by Section 102.09 and Article 18.

Section 1306: Required Standards

No Use shall be approved in a Planned Industrial District until the applicant certifies as part of the Final Development Plan that:

- 1306.01 Activities, excluding parking, shall primarily be conducted within a completely enclosed Building or other appropriate structural element(s) unless otherwise permitted herein.
- 1306.02 Noise from any operation conducted on the premises, either continuous or intermittent, shall not disturb any neighboring residential uses.
- 1306.03 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.
- 1306.04 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.
- 1306.05 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.
- 1306.06 There will be no vibrations that can be detected without the use of instruments at or beyond the Lot Lines.
- 1306.07 Where the property lines separate this District from a Residential or Planned Residential District, 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.
- 1306.08 Exterior lighting shall be installed in accordance with Article 21.
- 1306.09 No Building or Structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- 1306.10 No raw materials shall be processed into any kind of the following basic products: metals of any kind, glass, plastic, textiles, leather, or paper.
- 1306.11 All premises shall be furnished with all-weather hard surface walks of a material 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.
- 1306.12 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,

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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 devices against hazards of fire and explosions, as well as with adequate firefighting 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 Fire Marshal for the Manufacture, Storage, Handling, Sale and Transportation of Flammable and Combustible Liquids."

1306.13 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.

1306.14 Trash, Junk, and litter shall be controlled and stored in containers. Dumpsters, and other similar types of large waste containers which are typically not moved by Manual means, and which are not considered to be a Portable Storage Unit, shall not be permitted in a required Front Yard and shall be enclosed and screened in accordance with Section 2003.

Section 1307: Prohibited Uses

1307.01 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.

1307.02 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.

1307.03 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.

1307.04 Except as may be specifically permitted by Section 1702, no Mobile Home or mobile home office Structure shall be placed or occupied in this District.

1307.05 Sexually Oriented Businesses.

1307.06 Residential Care Facilities regardless of the number of residents.

1307.07 Agriculture, Agritourism, and Farm Markets not otherwise exempted from zoning by the Ohio Revised Code.

Section 1308: Dimensional Requirements

- 1308.01 Minimum Yard requirements: Front, Side, and Rear Yards shall be designed so that no Building is closer than fifty (50) feet to any other Building. No Buildings shall be located closer than one hundred (100) feet to any District boundary line or one hundred (100) feet from the edge of the Contiguous street Right-of-Way.
- 1308.02 Building Height limits: Unless otherwise permitted in Section 1616, no Building in this District shall exceed thirty-five (35) feet in height. 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 Lot Line less ten (10) feet of said Tract.

Section 1309: Administration and Enforcement

- 1309.01 Pursuant to Ohio Revised Code Section 519.021(C), this District will encompass, include, and overlay all lands contained within the Light Industrial District (LI) and may be permitted upon application and approval of specific and detailed Final Development Plans. As such, contra to Section 2701.01, anyone wishing to utilize this District for a Planned Development on an existing LI zoned Lot or Tract need only to follow a one-step zoning review process. The LI District and the zoning regulations thereunder shall continue to apply to all property within the PID unless the Township Trustees, pursuant to Article 27, approve an application of an owner of property within the LI District to subject the owner's property to the provisions of the PID. Such an application shall be made in accordance with the provisions in Section 2705 and shall include a development plan in compliance with this Resolution. Such an application shall be reviewed and administered in accordance with Section 2706 and 2707. If the Township Trustees determine that the application and development plan comply and approves the application, the Township Trustees shall cause the Zoning Map to be changed so that the LI District no longer applies to such property, with the property being thenceforth located in the PID and subject to the regulations thereunder. The approval of the application and development plan and the removal of the prior LI District from the Zoning Map is a ministerial act and shall not be considered an amendment to the Genoa Township Zoning Resolution.
- 1309.02 Applications and requests pertinent to the Planned Industrial District, including: Zoning Map Amendments, Preliminary Development Plans, Final Development Plans, Final Development Plan amendments, Divergences, subdivisions, Zoning Permits, and Certificates of Compliance, shall be administered in accordance with Article 27.
- 1309.03 Enforcement shall be conducted pursuant to Section 2713.

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