

ARTICLE 15: LIGHT INDUSTRIAL DISTRICT (LI)

Section 1501: Intent and Purpose

The intent of the Light Industrial District is to provide areas for Industrial establishments which are pleasant, safe, and convenient to the Township while protecting public health, safety, and general welfare. 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.

1501.01 The provisions of this Article shall apply to all lands zoned Light Industrial District (LI).

1501.02 Any Lot 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.

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 such 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;

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- K) Carpet and rug cleaning plants;
 - L) Commercial radio and television transmitting stations, antenna towers, and other electronic equipment requiring outdoor towers;
 - M) Restaurants without Drive-Through Facilities;
 - 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; 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, or the like.
- 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.
- 1502.04 Religious Establishments as regulated by Section 1706.
- 1502.05 Agriculture as regulated by Section 1714.
- 1502.06 Agritourism as regulated by Section 1715.
- 1502.07 Farm Markets as regulated by Section 1716.
- 1502.08 Public and private utilities as regulated by Section 102.06 and Article 22.
- 1502.09 Governmental Facilities as regulated by Section 102.07.
- 1502.10 Outdoor advertising and Signs as regulated by Section 102.09 and Article 18.

Section 1503: Permitted Accessory Uses

- 1503.01 Accessory Buildings and Structures as further regulated by Section 1609.
- 1503.02 Portable Storage Units as regulated by Section 1707.
- 1503.03 Off-Street parking and loading spaces as regulated by Section 19.
- 1503.04 Offices, Retail operations, and or Service Businesses incidental and ancillary to the principal Use.
- 1503.05 Fences, Accessory Walls, and Retaining Walls as regulated by Article 20.
- 1503.06 Aerial antennas and Satellite Dish Antennas as regulated by Section 2203.
- 1503.07 Temporary Uses and Special Events as regulated by Section 1702.

- 1503.08 Agriculture as regulated by Section 1714.
- 1503.09 Agritourism as regulated by Section 1715.
- 1503.10 Farm Markets as regulated by Section 1716.
- 1503.11 Public and private utilities, including telecommunication towers, as regulated by Section 102.06 and Article 22.
- 1503.12 Governmental Facilities as regulated by Section 102.07.
- 1503.13 Outdoor advertising and Signs as regulated by Section 102.09 and Article 18.

Section 1504: Conditional Uses

- 1504.01 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.
- 1504.02 Sexually Oriented Businesses as regulated by Section 1712.
- 1504.03 Substance Abuse Treatment Clinics as regulated by Section 1717.
- 1504.04 Surface mining activities in accordance with Ohio Revised Code 519.141 and 1514.

Section 1505: Operational Standards

No Zoning Permit shall be issued for any Use in a Light Industrial District until the applicant certifies that:

- 1505.01 Activities, excluding parking, shall primarily be conducted within a completely enclosed Building or other appropriate structural element(s) unless otherwise permitted herein;
- 1505.02 Reserved.
- 1505.03 Reserved.
- 1505.04 Total land occupancy by all Buildings and Impervious Surfaces on a single Lot in this District shall not exceed seventy-five percent (75%) of said Lot.
- 1505.05 Maximum Gross Floor Area. No Building shall exceed 65,000 square feet in gross Floor Area on a single Lot or Tract. A Commonly Controlled Business Operation shall not exceed usage of 65,000 square feet of gross Floor Area within one or more Buildings on a single Lot or Tract.
- 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 Lot Lines separate a Light Industrial District from a Residential or Planned Residential District, there shall be created:
 - A) An undeveloped green strip of seventy-five (75) feet or greater in width, planted with grass and/or landscaped with the purpose of providing a year-round combination of shrubs and trees; and

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- B) A visual and mechanical barrier, in accordance with Section 2003, shall be provided seventy-five (75) or more feet from said Lot Lines.
- 1505.12 Reserved.
- 1505.13 Exterior lighting shall be installed in accordance with Article 21.
- 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 Reserved.
- 1505.16 All premises shall be furnished with all-weather hard surface walks of 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 devices 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 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.
- 1505.19 Storm Water Management – all developments shall have a storm water management plan approved by the Delaware County Engineer's Office, if applicable.
- 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 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.
- 1505.21 Streets – All streets, including private streets shall conform to specifications as set forth in the Delaware County Subdivision Regulations.

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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.

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.

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

1506.05 Reserved.

1506.06 Residential Care Facilities regardless of the number of residents.

1506.07 Processing of raw materials into the following basic products; metals of any kind, glass, plastic, textiles, leather, or paper.

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. Any portion of a Lot within a Common Access Driveway easement(s) shall not count towards this requirement.

1507.02 Minimum Lot Frontage: Two hundred (200) feet, unless otherwise specified below.

- A) Corner Lots: One hundred (100) feet on one (1) Street, two hundred (200) feet, total.
- B) Flag Lots: Eighty-five (85) feet. Stacking Flag Lots in a manner that would result in the “pole” sections of two (2) or more Flag Lots being Contiguous to one another shall not be permitted.
- C) Landlocked Lots: Two hundred (200) feet.

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- 1507.03 Landlocked Lots shall be accessed by a Common Access Drive (CAD) as regulated by Section 1604. This provision shall not be interpreted as a prohibition of Flag Lots or any other Lot design otherwise permitted in Section 1507.02.
- 1507.04 Lot Width:
- A) All Lots shall be at least eighty-five (85) feet wide between its required Frontage and the required Front Yard Setback.
 - B) All Lots shall be one hundred (100) feet wide at the required Front Yard Setback.
- 1507.05 Minimum Front Yard Setback depth: One hundred and fifty (150) unless otherwise specified below.
- A) The Front Yard Setback depth of a Flag Lot shall be fifty (50) feet, measured from the point in which said Lot reaches two hundred (200) feet in width.
- 1507.06 Minimum Side Yard Setback width, each side: Twenty-five (25) feet.
- 1507.07 Minimum Rear Yard Setback depth: Fifty (50) feet.
- 1507.08 No Building, including Accessory Buildings, shall be located closer than one hundred (100) feet from a Residential or Planned Residential District boundary line.
- 1507.09 Building Height limits: Unless otherwise permitted within this Resolution, 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; and
- 1507.10 Lot Coverage: On no Lot in this Zoning District shall Structures be constructed which cover more than thirty-five percent (35%) of the Lot area.

Section 1508: Design Standards

- 1508.01 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 1509: Administration and Enforcement

- 1509.01 Applications for Rezoning to the Light Industrial District shall be administered in accordance with Article 26.
- 1509.02 Applications for Zoning Permits and Certificates of Compliance shall be administered in accordance with Section 115 as well as all other applicable provisions of this Resolution.
- 1509.03 Applications for Variances, Conditional Uses, and Administrative Appeals shall be administered in accordance with Article 3.
- 1509.04 A Zoning Permit shall be required for any subdivision of property within the Light Industrial District which requires the signature of the Genoa Township Zoning Inspector.
- 1509.05 Enforcement shall be conducted pursuant to Section 116 as well as all other applicable provisions of this Resolution.