

## CHAPTER 1105

### DISTRICT REGULATIONS

#### 1105.01 R-1 RESIDENTIAL DISTRICT

- A. Purpose. The purpose of this district is to promote a low density residential development in areas generally adjacent to the built-up portions of the community, thereby providing a more orderly extension of public facilities by encouraging redevelopment to take place in these areas. The district recognizes the community's housing demand for single-family dwellings and the sociological and economic reasons for providing these in areas excluding two-family and multifamily units. Therefore, the district is established and located in sections of the community presently dominated by single-family dwellings.
- B. Permitted Uses:
1. Single-family residential dwellings.
  2. Accessory uses, provided such uses are incidental to the principal use and do not include any activity conducted as a business. Such uses must be situated on the same lot with the principal building.
  3. Signs, subject to Chapter 1109 of this ordinance.
- C. Area and Height Regulations:
1. Minimum lot area. Single-family residential dwellings: 11,250 square feet.
  2. Minimum lot width at minimum building setback line: 75 feet.
  3. Minimum lot frontage: 60 feet
  4. Maximum lot depth: three times the lot width at the minimum building setback line.
  5. Minimum front yard depth: 40 feet.
  6. Minimum rear yard depth: 25 feet.
  7. Minimum side yard width: 10 feet.
  8. Minimum living floor area per family, one story, single unit: 1,200 square feet.

9. Minimum living floor area per family, more than one story, single unit: 1,500 square feet.
10. Height regulations: no structure shall exceed 35 feet in height.
11. Off-street parking: as regulated in Chapter 1107.

**1105.11 R-2 RESIDENTIAL DISTRICT**

- A. Purpose. The purpose of this district is to allow a medium density residential development. This use will consist of single-family and two-family dwellings.
- B. Permitted Uses:
  1. Single-family residential dwellings.
  2. Two-family residential dwellings.
  3. Accessory uses, provided such uses are incidental to the use and do not include any activity conducted as a business. Such uses must be situated on the same lot with the principal building.
  4. Signs, subject to Chapter 1109 of this Code.
- C. Area and Height Regulations:
  1. Minimum lot area:
    - a. single-family residential dwellings: 10,000 square feet
    - b. two-family residential dwellings: 15,000 square feet
  2. Minimum lot width at minimum building setback line:
    - a. single-family residential dwellings: 75 feet
    - b. two-family residential dwellings: 100 feet.
  3. Minimum lot frontage: 50 feet
  4. Maximum lot depth: five times the lot width at the minimum building setback line.
    - a. Minimum front yard depth: 40 feet.
    - b. Minimum rear yard depth: 25 feet.

- c. Minimum side yard width: 10 feet.
  5. Minimum living floor area per family, one story, single unit: 1,100 square feet.
  6. Minimum living floor area per family, more than one story, single unit: 1,300 square feet.
  7. Minimum living floor area per family, duplex or two-family unit: 1,000 square feet per family unit.
  8. Height regulations: no structure shall exceed 35 feet in height.
  9. Off-street parking: as regulated in Chapter 1107.
- D. Other Regulations:
1. Multifamily housing may not constitute more than twenty percent of the area of the subdivision.
  2. In the event the development of a subdivision proceeds in phases, no phase may exceed the twenty percent multifamily housing requirement.
  3. All lots or parcels designed as two-family residential lots shall be designated on the preliminary and final plats as required under this Zoning Code. If such designation is not made, all lots shall be restricted to single-family residential use only.

#### **1105.21 R-3 RESIDENTIAL DISTRICT**

- A. Purpose. The purpose of this district is to promote a high density residential development. The development will consist of single-family and two-family dwellings.
- B. Permitted Uses:
1. Single-family residential dwellings.
  2. Two-family residential dwellings.
  3. Accessory uses, provided such uses are incidental to the use and do not include any activity conducted as a business. Such uses must be situated on the same lot with the principal building.
  4. Signs, subject to Chapter 1109 of this Code.

C. Area and Height Regulations:

1. Minimum lot area:
  - a. single-family residential dwellings: 9,000 square feet
  - b. two-family residential dwellings: 10,500 square feet
2. Minimum lot width at minimum building setback line:
  - a. single-family residential dwellings: 65 feet
  - b. two-family residential dwellings: 75 feet
3. Minimum lot frontage: 50 feet
4. Maximum lot depth: five times the lot width at the minimum building setback line.
5. Minimum front yard depth: 40 feet
6. Minimum rear yard depth: 25 feet.
7. Minimum side yard width: 10 feet.
8. Minimum living floor area per family:
  - a. single-family dwellings: 1,000 square feet
  - b. two-family dwellings: 800 square feet.
9. Height regulations: no structure shall exceed 35 feet in height.
10. Off-street parking: as regulated in Chapter 1107.

D. Other Regulations:

1. Multifamily housing may not constitute more than thirty percent of the area of the subdivision.
2. In the event the development of a subdivision proceeds in phases, no phase may exceed the thirty percent multifamily housing requirement.
3. All lots or parcels designed as two-family residential lots shall be designated on the preliminary and final plats as required under this

Zoning Code. If such designation is not made, all lots shall be restricted to single-family residential use only.

**1105.31 R-4 RESIDENTIAL DISTRICT**

- A. Purpose. The purpose of this district is to promote two-family, rowhouse, and garden apartment development at densities up to thirty residential units per acre.
- B. Permitted Uses:
1. Single-family residential dwellings.
  2. Two-family residential dwellings.
  3. Multifamily residential dwellings.
  4. Accessory uses, provided such uses are incidental to the principal use and do not include any activity conducted as a business. Such uses must be situated on the same lot with the principal building.
  5. Signs, as regulated in Chapter 1109.
- C. Site Plan Review. All uses permitted in Section 1105.31,B except as otherwise provided in this chapter shall be permitted only after the review and approval of the site plan by the Planning Commission upon a finding by the Commission that:
1. The site plan shows that a proper relationship does exist between thoroughfare service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.
  2. All the development features including the principal buildings, open spaces, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
  3. The site plan includes adequate provision for the screening of parking areas, service areas and active recreation areas from surrounding properties by landscaping and/or ornamental wall or fence.
  4. Grading and surface drainage provisions are reviewed and approved by the City Engineer or his designate.

5. The design and construction standards of all private streets, driveways and parking areas are to be built following approval of plans by the City Engineer or his designate.
- D. Conformance with Site Plan. Prior to occupancy of any building the developer or owner shall obtain a certificate of occupancy from the Director of Public Safety and Service, pursuant to Section 1103.31.
- E. Exceptions: Single-family dwellings and two-family dwellings shall be excepted from the requirements of Sections 1105.31,C.
- F. Area and Height Regulations:
  1. Minimum lot area:
    - a. single-family residential dwelling:  
9,000 square feet per dwelling unit
    - b. two-family residential dwelling: 3,750 square feet per dwelling unit
    - c. multifamily residential dwelling: 2,500 square feet per dwelling unit.
  2. Minimum lot width at minimum building setback line:
    - a. single-family residential dwellings: 60 feet
    - b. two-family residential dwellings: 75 feet
    - c. multifamily residential dwellings: 100 feet.
  3. Minimum lot frontage: 60 feet
  4. Maximum lot depth, single-family, two-family and multifamily residential dwellings: five times the lot width at the minimum building setback line.
  5. Minimum front yard depth: 40 feet for the first 35 feet of building height, plus 1 foot additional setback for each 2 feet of height in excess of 35 feet.
  6. Minimum rear yard depth: 25 feet for the first 35 feet of building height, plus 1 foot additional yard depth for each 2 feet of height in excess of 35 feet.

7. Minimum side yard width on each side: 10 feet for the first 35 feet of building height or portion thereof, plus 1 foot additional yard width on each side for each 2 feet of height in excess of 35 feet.
8. Minimum living floor area per family:
  - a. single-family dwellings: 800 square feet
  - b. two-family dwellings: 720 square feet
  - c. multifamily dwellings: 720 square feet up to 5 units
  - d. dwellings containing over 5 living units may have up to twenty-five (25) percent of the units with a minimum of 560 square feet per living unit. The number shall be determined at the time the application is made for the zoning permit.
9. Height regulations: no structure shall exceed 70 feet in height.
10. Off-street parking: as regulated in Chapter 1107.
11. Minimum usable open space: 30 percent of lot area.

**1105.41 C-1 OFFICE DISTRICT**

A. Purpose. The purpose of this district is to provide office buildings for business, industry and nonprofit organizations for general office uses and professional services but not engaged in retail sales.

B. Permitted Uses

1. Offices

(a) Administrative or Executive Offices

Similar to and including those pertaining to the management of office operations or the direction of enterprises but not including merchandising or sales services.

(b) Professional Offices

Such as those pertaining to the practice of the professions and arts including but not limited to architecture, dentistry, engineering, law, and medicine.

2. Other Permitted Uses.

Pharmacy as defined in Chapter 1102.

- C. Office uses should be located so they will have minimal effect on the safety of vehicular and pedestrian traffic. It should be located on a collector or arterial street and should be adjacent to an existing commercial or industrial use. The following restrictions and requirements will be adhered to:
1. Restrictions: The following activities are prohibited:
    - a. Storage of bulk materials and warehousing
    - b. Wholesale delivery establishments
    - c. Retail sales except those incidental to professional services
  2. Traffic Analysis: A traffic analysis must be submitted with the application for a permit according to Section 1103.33.
  3. Area and Height Regulations:
    - a. Minimum lot size: 30,000 square feet
    - b. Minimum front yard depth: 40 feet
    - c. Minimum rear yard depth: 25 feet
    - d. Minimum side yard depth: 15 feet
    - e. Height regulations: As approved by the Planning Commission but may not exceed 40 feet
    - f. Maximum Floor Area Ratio: Proportion of floor area of all structures, including auxiliary buildings, to total lot area shall not exceed forty percent (40%).
    - g. Minimum lot width: One hundred (100) feet
    - h. Minimum frontage: Seventy-five (75) feet
    - i. A landscaped buffer strip of 10 feet adjacent to any R district is required.
- D. Landscaping Plan: A detailed landscaping plan must be submitted with the application as required in Section 1103.26. No permit may be



issued until the landscaping plan is approved by the Planning Commission.

- E. Off-Street Parking:
  - 1. As required in Chapter 1107.
  - 2. All surface parking area should be located to the rear of the building.
- F. Site Plan Review: As required in Section 1103.27.

(Ord. 78-95. Passed 12-4-95.)

### **1105.51 C-2 LOCAL COMMERCIAL DISTRICT**

- A. Purpose. The purpose of this district is to provide for uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs. The district is intended to serve families living within the surrounding area. Since slightly over fifty percent of the patrons of such a district are multipurpose shoppers, it is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.
- B. Permitted Uses:
  - 1. Establishments engaged in the following retail uses:
    - a. Art, photo, stationery, notion, toy and gift sales
    - b. Drugstore
    - c. Clothing, apparel and variety stores
    - d. Florist shop and garden supply sales
    - e. Food sales, including supermarket
    - f. Hardware and paint sales
    - g. Sporting goods
    - h. Preparation and processing of food and drink to be retailed on premises, including bakery, delicatessen, meat market, confectionery, restaurant, ice cream parlor, soda fountain, tavern

- i. Antique store
  - j. Other uses which are determined by the Planning Commission to be clearly similar in character which are customarily consumed, used and stored within a dwelling.
- 2. Establishments engaged primarily in the field of finance, insurance and real estate as follows:
  - a. Bank
  - b. Credit agency other than a bank.
  - c. Investment firm
  - d. Insurance carrier
  - e. Real estate agency
  - f. Other uses which are determined by the Planning Commission to be clearly similar in character to those listed in this section.
- 3. Establishments engaged in providing a variety of services to individuals and business establishments such as:
  - a. Personal services, including barber and beauty shops, shoe repair shops, laundries and dry cleaning, provided that all services are provided in the main structure
  - b. Miscellaneous business services such as advertising, news syndicates and employment agencies
  - c. Architectural and engineering services
  - d. Legal services
  - e. Accounting, auditing and bookkeeping services
  - f. Other uses which are determined by the Planning Commission to be clearly similar in character to those listed in this section.
- 4. All uses permitted in a C-1 district.
- 5. Signs, subject to Chapter 1109 of this code.

C. Area and Height Regulations:

1. Minimum Lot Area: 20,000 square feet.
2. Minimum Lot Width at Front Building Line: 100 feet
3. Minimum Lot Depth: 150 feet
4. Minimum Lot Frontage: 75 feet
5. Minimum Front Yard Depth: 40 feet
6. Minimum Rear Yard Depth: 25 feet
7. Minimum Side Yard Width: 15 feet
8. Maximum Floor Area Ratio: Proportion of floor area of all structures, including auxiliary buildings, to total lot area shall not exceed forty percent (40%).
9. Height Regulations: No structure shall exceed 35 feet.
10. Adjacent to Residential: Yards adjacent to residential districts must have 10 feet of approved landscape buffering at the property line.
11. Parking and Loading Requirements: As required under Chapter 1107 of this code.

D. Landscape Plan. As required in 1103.26.

E. Site Plan Review and Conformance. All uses permitted by Section 1105.41(B) shall be permitted only after the review and approval of the site plans by the Planning Commission according to Section 1103.27 and upon a finding by the Commission that the requirements of that section as well as all other applicable regulations of the Codified Ordinances will be met.

Planned commercial development provisions of Section 1103.28 may be enforced by the Commission if:

1. The proposed development is located in an undeveloped area of the C-2 District, which has 150 feet or more of street frontage on any one street; or
2. The proposed development is larger than one acre; or

3. The Commission determines that the provisions must be enforced to provide for orderly development of the area and to prevent undue traffic hazards.

(Ord. 78-95. Passed 12-4-95.)

**1105.61 C-3 INTENSIVE COMMERCIAL DISTRICT**

A. Purpose. The purpose of this district is to provide for uses in addition to those specified in a C-1 and C-2 district and thereby provide service and sales in support of the primary business activities in the community. This district includes activities which, because of their nature, such as their tendency to encourage traffic congestion and parking problems, storage problems or certain other inherent dangers, create special problems and are, therefore, best distinguished from other commercial activity. Their location is advantageous at the edge of the central commercial core and at specified points on major thoroughfares at outlying locations in the community.

B. Permitted Uses:

1. All permitted uses as specified in C-1 and C-2 districts
2. Art, photo, stationery, notion, toy and gift sales
3. Barber and beauty shops
4. Clothing, apparel and variety stores
5. Drugstore
6. Dry cleaning and laundry establishment
7. Florist shop and garden supply sales
8. Food sales, including supermarket
9. Home improvement centers
10. Preparation and processing of food and drink to be retailed on premises, including bakery, delicatessen, meat market, confectionery, restaurant, ice cream parlor, fountain, tavern
11. Shoe repair shop
12. Sporting goods sales
13. Tailor and/or dressmaker

14. Administrative, business or finance office and organization, including banks
15. Amusement and recreation
16. Professional office
17. Cultural, educational or religious facility
18. Cultural, educational, recreational or religious facility, maintained by government, religious institution or nonprofit organization
19. Display or showroom where merchandise sold is stored elsewhere
20. Jewelry store
21. Office or organization primarily engaged in accounting, architecture, advertising, art, correspondence, design, editing, engineering, insurance, photography, realty, research and other similar uses
22. Passenger-transportation agency and terminal
23. Personal services, including dry cleaning and laundry agency, barber and beauty shop, shoe repair shop, and tailor and dressmaker
24. Printing, blueprinting, newspaper printing, telegraphic service
25. Radio and television broadcasting station, and all towers and antennas to comply with Chapter 1125.
26. Household appliance and bicycle repair
27. Optical goods
28. Furniture, home furnishings, office equipment and office supplies
29. Fuel, food and goods distribution station, excluding coal and coke bulk storage
30. Monument sales and display
31. Motor freight garage and offices, excluding warehousing
32. Off-street public parking lot and garage
33. Plant greenhouse

34. Wholesale establishments
35. The following uses, when conducted not closer than within fifty feet of any R district. Where the C-3 district abuts upon, but is separated from, the R districts by a street, the width of the street may be considered as part of the required setback.
  - a. Carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air conditioning, sign painting, painting and other similar establishments
  - b. Laundry, cleaning and dyeing plants
  3. Repair services for machinery and equipment, including repair garages and specialty establishments such as motor, body and fender, radiator, motor tune-ups, muffler shops, tire repair, sales and service, including vulcanizing
36. Other uses which are determined by the Planning Commission to be clearly similar in character to those listed in this section and in conformance with the general purpose of the district.

C. Signs. Subject to Chapter 1109 of this code.

D. Area and Height Regulations:

1. Minimum Lot Area: Thirty-five thousand (35,000) square feet
2. Maximum Floor Area Ratio: Proportion of floor area, of all structures including auxiliary buildings, to total lot area may not exceed forty percent (40%).
3. Minimum Lot Width at Front Building Line: 150 feet
4. Minimum Lot Frontage: 150 feet
5. Minimum Front Yard Depth: 40 feet
6. Minimum Rear Yard Depth: 25 feet
7. Minimum Side Yard Width: 15 feet
8. Adjacent to Residential: Yards adjacent to residential districts must have 10' of approved landscape buffering at the property line.
9. Height Regulations. No structure shall exceed forty feet in height

10. **Parking and Loading Requirements.** As specified under Chapter 1107 of this code.

E. **Landscape Plan.** As required in Section 1103.26 of this code.

F. **Site Plan Review and Conformance.** All uses permitted by Section 1105.61B shall be permitted only after the review and approval of the site plans by the Planning Commission according to Section 1103.27 and upon a finding by the Commission that the requirements of that section as well as all other applicable regulations of the Codified Ordinances will be met.

Planned commercial development provisions of Section 1103.28 may be enforced by the Commission if:

1. The proposed development is located in an undeveloped area of the C-3 District, which has 150 feet or more of street frontage on any one street; or
2. The proposed development is larger than one gross acre; or
3. The Commission determines that the provisions must be enforced to provide for orderly development of the area and to prevent undue traffic hazards.

(Ord. 78-95. Passed 12-4-95.)

#### **1105.65 C-4 HIGHWAY SERVICE DISTRICT**

A. **Purpose.** The purpose of this district is to provide for commercial establishments offering accommodations, supplies, and services to local as well as through automobile and truck traffic. These districts should be provided at locations along major thoroughfares.

B. **Permitted Uses.**

1. Church and other buildings for the purpose of religious worship
2. Automobile dealers, trailer and farm implement sales and service, and storage both new and used. (Vehicles operable conditions only)
3. Automobile and truck rental
4. Gasoline service station

5. Automobile laundry
6. Trailer sale and service
7. Restaurant
8. Drive-in restaurant
9. Motel
10. Bowling lanes
11. Accessory buildings incidental to the principal use which do not include any activity conducted as a business
12. Other uses which are determined by the Planning Commission to be clearly similar in character to those listed in this section and in conformance with the general purpose of the district.

C. Signs. Subject to Chapter 1109 of this code.

D. Area and Height Regulations:

1. Minimum Lot Area: Thirty-five thousand (35,000) square feet.
2. Maximum Floor Area Ratio: Proportion of floor area, of all structures including auxiliary buildings, to total lot area may not exceed forty percent (40%).
3. Minimum Lot Width at Front Building Line: 150 feet
4. Minimum Lot Frontage: 150 feet
5. Minimum Front Yard Depth: 40 feet
6. Minimum Rear Yard Depth: 25 feet
7. Minimum Side Yard Width: 15 feet
8. Adjacent to Residential: Yards adjacent to residential districts must have 10 feet of approved landscape buffering at the property line.
9. Height Regulations: No structure shall exceed forty feet in height.



10. **Parking and Loading Requirements:** As specified under Chapter 1107 of this code.

E. **Landscape Plan.** As required in Section 1103.26 of this code.

F. **Site Plan Review and Conformance.** All uses permitted by Section 1105.65B shall be permitted only after review and approval of the site plans by the Planning Commission according to Section 1103.27 and upon a finding by the Planning Commission that the requirements of that section as well as all other applicable regulations of the Codified Ordinances will be met.

G. **Planned Commercial Development.** Provisions of Section 1103.28 may be enforced by the Commission if:

1. The proposed development is located in an undeveloped area of the C-4 District, which has 150 feet or more of street frontage on any one street; or
2. The proposed development is larger than one gross acre; or
3. The Commission determines that the provisions must be enforced to provide for the orderly development of the area and to prevent undue traffic hazards.

(Ord. 78-95. Passed 12-4-95.)

#### **1105.71 CENTRAL BUSINESS DEVELOPMENT DISTRICT (CBDD)**

A. **Purpose.** The Central Business Development District is established for the purpose of realizing ordered development in the intensely built-up area delineated as the Central Business District of Orrville as detailed in the official zoning map. Land in this district shall be made subject to the regulations and controls specified in this chapter, notwithstanding the provisions of any zoning ordinance or regulations now or hereinafter in effect.

B. **Permitted Uses.** All uses permitted in a C-2 and C-3 District.

C. **Provisions and Requirements.** The following conditions shall apply to all areas within the Central Business Development District.

1. Commercial uses as permitted subject to uses approved by the Planning Commission must be consistent with existing character of the Central Business District.

2. The following physical development criteria shall be used by the Planning Commission in its evaluation of proposed commercial uses within the CBDD.
  - a. No setback from the front and side building lines of a parcel should be permitted. Buildings should be built flush with the sidewalk and have their facades aligned with and, whenever possible, jointed to those of adjacent buildings.
  - b. The bulk and height of new buildings should conform to prevailing conditions within the block in which they are to be placed. Developments which deviate from prevailing conditions should be reviewed so that they will not constitute a visually incompatible intrusion into the CBDD.
  - c. The first floor uses of buildings should consist of retail or direct public service activities. Blank facades with no shop or display windows should be avoided.
3. Off-street parking as required in Chapter 1107.
4. Signs as permitted in Chapter 1109.
5. Awnings, canopies, and marquees are permitted over the right of way (sidewalk) if approved by the Planning Commission and subject to the requirements of the Ohio Basic Building Code. Additionally, no awning, canopy, or marquee shall interfere with any existing light pole or street tree, and no awning, canopy, or marquee shall be closer than 2' from the inside edge of the curb or edge of street pavement if no curb exists. If a street is widened, all awnings, canopies, or marquees which are closer than 6" from the inside edge of the new curb or street pavement if no curb exists shall be removed or reduced in size to be in compliance with the 2' setback requirement.

(Ord. 78-95. Passed 12-4-95.)

#### **1105.81 I-1 LIGHT INDUSTRIAL DISTRICT**

- A. Purpose. The purpose of this district is to provide for and accommodate light industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling and distribution, free from the encroachment of residential, retail and institutional uses. The uses allowed are those which, because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts and which, because of their special nature, products or processes,

require locations separate from the objectionable characteristics of heavy industries.

B. Permitted Uses:

1. Offices
2. Accessory buildings incidental to the principal use which do not include any activity conducted as a business
3. Off-street public parking lot and garage
4. Plant greenhouse and a sod farm
5. Warehousing
6. Wholesale establishments
7. The following uses, except as may be otherwise regulated herein; the manufacturing, compounding, processing and assembling of products such as:
  - a. Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products, except fish or meat products, sauerkraut, yeast, and rendering or refining of fats or oils
  - b. Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, plastics, precious or semi-precious metals or stones, sheet metal (except where presses over twenty tons rated capacity are employed), shell, textiles, tobacco, wax, wood (where saw and planing mills are employed within a completely enclosed building), yarns
  - c. Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity
  - d. Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products
  - e. Electrical and electric appliances, instruments and devices, television sets, radios, phonographs, household appliances
  - f. Electric and neon signs, billboards and other commercial advertising structures



- d. Foundry, casting light-weight, nonferrous metals, not causing noxious fumes or odors to the public
  - e. Gasoline sales, when clearly incidental to the principal use of the premises
  - f. Ice manufacturing and cold storage plant; creamery and bottling plant
  - g. Laundry, cleaning and dyeing plant
  - h. Repair services for machinery and equipment, including repair garages and specialty establishments such as motor, body and fender, radiator, motor tune-ups, muffler shops, tire repair, sales and service, including vulcanizing
  - i. Stone or monument works not employing power tools, or if employing such tools, only when within a completely enclosed building
10. Accessory uses clearly incidental to the uses permitted on the same premises.

C. Signs. Signs as permitted in Chapter 1109 of this code.

D. Area and Height Regulations:

- 1. Minimum Lot Area: 60,000 square feet
- 2. Maximum Floor Area Ratio: Proportion of floor area of all structures to total lot area may not exceed sixty percent (60%).
- 3. Minimum Lot Width at Front Building Line: 150 feet
- 4. Minimum Lot Frontage: 100 feet
- 5. Minimum Front Yard Depth: 40 feet
- 6. Minimum Rear Yard Depth: 40 feet
- 7. Minimum Side Yard Width: 20 feet
- 8. Adjacent to Residential: Yards adjacent to residential districts shall meet the front, side and rear yard requirements of the adjacent residential district if greater than those for an I-1 use. A 15 feet approved landscape buffering strip is required adjacent to residential districts.

- 9. Height Regulations: No structure shall exceed forty feet in height.
- 10. Parking and Loading Requirements: As required under Chapter 1107.
- E. Landscape Plan As required in Section 1103.26.
- F. Site Plan Review All uses permitted by Section 1105.71,B are subject to site plan review according to procedures detailed in Section 1103.27.

(Ord. 78-95. Passed 12-4-95.)

**1105.91 I-2 HEAVY INDUSTRIAL DISTRICT**

- A. Purpose. The purpose of this district is to provide for and accommodate light and heavy industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling distribution and disposal, free from the encroachment of residential, commercial and light industrial districts. The uses listed are intended to complete the full range of activities necessary for the functioning of a community, but because of certain objectionable characteristics should be placed in a separate district.
- B. Permitted Uses:
  - 1. All permitted uses in an I-1 Industrial District.
  - 2. The following uses, when conducted not closer than two hundred feet from any R district. Where the I-2 district abuts upon but is separated from an R district by a street, the width of the street may be considered as part of the required setback.
    - a. Vehicle assembly
    - b. Boiler shops, machine shops, structural steel fabricating shops, railway car or locomotive shops, metal working shops employing reciprocating hammers or presses
    - c. Brewing or distilling of liquors
    - d. Brick, pottery, tile and terra cotta manufacturing
    - e. Bulk station
    - f. Candle or sperm oil manufacturing
    - g. Cement, bituminous or asphaltic concrete mixing

- h. Coal and coke yards
  - i. Cooperage works
  - j. Tire retreading
  - k. Enameling, lacquering or japanning
  - l. Flour or grain mill
  - m. Forge or foundry works
  - n. Gas generation or storage for illumination or heating
  - o. Linoleum, oil cloth or oiled goods manufacturing
  - p. Meat packing, but not slaughtering of poultry, animals or stockyards
  - q. Oil, paint, shellac, turpentine, varnish or enamel manufacturing, or the grinding of colors by machine
  - r. Paper, paperboard and pulp manufacturing
  - s. Perfume manufacturing
  - t. Pickle, sauerkraut or sausage manufacturing
  - u. Printing ink manufacturing
  - v. Sandblasting or cutting
  - w. Sewage disposal plant
  - x. Shoddy manufacturing
  - y. Shoe polish or stove polish manufacturing
  - z. Steam plant
  - aa. Stone and monument works employing power-driven tools
  - bb. Wire or rod drawing, nut, screw or bolt manufacturing
3. The following uses will only be permitted by the Planning Commission upon demonstration that these uses will not have injurious or offensive effects upon surrounding properties. The

Planning Commission may impose whatever requirements it deems necessary. The following uses require a buffer strip as per Section 1111.06(B)(24).

- a. Acetylene manufacturing
  - b. Celluloid or pyroxyline manufacturing, or explosive or flammable cellulose, or pyroxyline products manufacturing or storage
  - c. Dextrine, starch or glucose manufacturing
  - d. Dye and dyestuff manufacture
  - e. Emery cloth or sandpaper manufacturing
  - f. Outdoor storage of rubber tires or scrap rubber
  - g. Vinegar manufacturing
  - h. Yeast manufacturing
4. Other uses of a similar character, subject to such conditions as the Planning Commission may impose.
- C. Signs. Subject to Chapter 1109 of this code.
- D. Parking and Loading Requirements. As required under Chapter 1107 of this code.
- E. Area and Height Regulations:
1. Minimum Lot Area: 80,000 square feet
  2. Maximum Floor Area Ratio: Proportion of floor area of all structures to total lot area may not exceed sixty percent (60%).
  3. Minimum Lot Width at Front Building Line: 175 feet
  4. Minimum Lot Frontage: 150 feet
  5. Minimum Front Yard Depth: 40 feet
  6. Minimum Rear Yard Depth: 40 feet
  7. Minimum Side Yard Width: Twenty feet except where lot is adjacent to a residential use, in which case the side yard



adjoining residential use must be fifty feet, with an approved landscape buffering strip 15 feet wide.

8. Height Regulations: No structure shall exceed fifty feet in height, unless the plans have been reviewed by the Planning Commission and an exception granted. Additional setbacks from the property line may be required by the Planning Commission.

F. Landscape Plan. As required in Section 1103.26.

G. Site Plan Review. Required for all uses permitted under Section 1105.81(B) according to procedures detailed in Section 1103.27.

(Ord. 78-95. Passed 12-4-95.)