

Sagamore Hills Township

INDUSTRIAL DISTRICT

This entire section reviewed and approved by Resolution 14-66 Adopted 8-11-14
Effective 9-10-14

Section 6.0 Industrial District

6.1 Purpose

The following regulations shall apply to all lands zoned as Industrial Districts to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesale, and distribution, free from the encroachment of residential, retail and institutional uses. These uses shall not be detrimental, noxious, dangerous or offensive by reason of emission of odor, dust, smoke, gas, noise, flame, or vibration. The uses allowed are those which because of their normally unobjectionable characteristics can be in relatively close proximity to residential and commercial districts. Before any Industrial District uses may be permitted, such uses must be approved by the appropriate governmental agency.

6.2

A. Permitted Uses

Within an Industrial District, all buildings, structures, or premises shall be used, arranged to be used or designed to be used only for one or more of the following uses:

1. Off-street parking lot, deck and garage.
2. Plant greenhouse.
3. Wholesale establishments.
4. The following types of manufacturing, processing, cleaning, servicing, testing, or repair activities which will not be materially injurious or offensive to the occupants of adjacent premises or the community at large by reason of the emission or creation of noise, vibration smoke, dust, or other particular matter toxic and noxious, materials, odors, fires or explosive hazards, glare or heat, or electro-magnetic disturbances.
 - a. Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products.

- b. Products from the following previously prepared materials: canvas, cellophane, cork, feathers, fiber, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, metal (except where presses over twenty (20) tons rated capacity are employed), rubber, plastics, shell, textile, tobacco, wax, wood where saw and planing mills are employed within a completely enclosed building.
 - 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. Laboratories and processing - experimental film or testing.
 - g. Company headquarters and research center.
 - h. Food and goods warehouse for distribution and storage.
 - I. Machine shop operations of the tool, die, and gauge types.
 - j. Casting and production of light weight ferrous and nonferrous metals.
 - k. Manufacture of electric and neon signs, billboards, and other commercial advertising structures.
 - l. Office and multi-occupancy industrial complex.
- 5. Accessory used clearly incidental to the uses permitted on the same premises.
 - 6. Signs - as regulated by Section 15 hereof.

6.3 Lot Requirements

- A. **Minimum Lot Area** - One and one-half (1 ½) acres.

- B. **Minimum lot Width at Building Line** - One hundred fifty (150) feet.
- C. **Minimum Lot Frontage** - One hundred (100) feet.

6.4 **Yard Requirements**

A. **Minimum Front Yard Depth**

One hundred (100) feet from the center line of the road except as other required in Section 6.4 (D).

B. **Minimum Rear Yard Depth**

Twenty-five (25) feet except as otherwise required in Section 6.2 above and in Section 6.4 (D).

C. **Minimum Side Yard Width**

Twenty-five (25) feet except as otherwise required in Section 6.2 above and in Section 6.4 (D).

D. **Yards Adjoining any Residential District**

Where the boundary of an “I” District adjoins the boundary line of any residential “R” District, the minimum front, rear, or side yard, as the case may be, shall be one-hundred-fifty (150) feet. The area abutting the residential boundary, to a depth of fifty (50) feet, shall be landscaped and maintained so as to minimize any undesirable visual effects of an industry

on adjacent residential uses; the balance of the yard area shall be used for open space or vehicular parking. Where the “I” District abuts upon but is separated from any “R” District by a street, one-half (½) the width of the street may be considered part of the required setback. The buffer zone adjacent to the right-of-way shall be landscaped and maintained in a neat and orderly manner.

6.5 **Maximum Building Height**

Thirty five (35) feet as measured from the finished grade at the building line to the established main roof line.

6.6 **Parking Requirements in “I” Industrial District**

In an Industrial District, in connection with every building or part thereof hereafter created, sufficient parking facilities shall be provided off-street to meet all the parking needs; the nearest edge of such facilities shall be within five hundred (500) feet of the principal permitted use or building. All parking shall be screened from adjoining street by the planting of shrubbery.

- A. Minimum of one (1) car stall per three hundred (300) square feet of total building area plus one (1) car stall for each two (2) employees on maximum working shift.
- B. Stalls shall be arranged at 45 or 60 degree angles to achieve easier and more accurate parking.
- C. Stalls shall be at least ten (10) feet wide.
- D. Driving lanes should be of ample width; e.g. the width of the parking unit consisting of one lane and the adjoining two 45-deg. angles parking stalls shall be at least forty-eight (48) feet.
- E. The parking area shall be paved with asphalt or concrete.
- F. The parking area should be landscaped into smaller lots containing no more than (80) cars. These lots should be identified by signs legible from all directions.
- G. Parking for service vehicles shall be separated from employee parking by a separate exit and entrance for the service vehicles.

6.7 General Regulations

A. **Parking Area Design**

Parking areas shall be usable shape, improved with asphalt, concrete, or equivalent surfacing, and so graded and drained as to dispose of all surface water accumulation within the area. All lighting used to illuminate such parking areas shall be so arranged as to direct the light away from adjoining premises or streets and no open light sources such as the stringing of light bulbs shall be permitted. Wheel guards, including bumper guards as may be necessary, shall be provided in connection with any off-street parking area of five (5) cars or more, and shall be constructed so as to direct the storm water surface drainage to controlled outlets, to contain the cars on sloping surfaces, and to prevent bumper overhang.

B. Entrances and Exits

Entrances and exits shall be located to minimize traffic congestion and avoid undue interference with pedestrian access at street intersection corners. There shall be not more than two (2) access ways abutting on any one street. Such access ways shall be not less than twenty-five (25) feet in width using a twenty-five (25) foot radius curve from the street curb line.

C. Yard Restrictions

In the Industrial District areas, open off-street parking facilities may be located in the required front yard, provided a minimum of a twenty (20) foot wide landscaped strip is located between the parking area and the street right-of-way line; the off-street parking facilities may occupy the required rear yard.

D. On-street parking shall be prohibited.

E. Unless the area is enclosed with a building, parking of vehicles shall be prohibited for storage purposes for a period of more than 48 hours.

6.8 Loading and Unloading Space Requirements:

A. Minimum Spaces Required

1. Every building used for industrial purposes which customarily receives or distributes goods by motor vehicle shall provide sufficient space on the basis of the following minimum regulations:

a. Every building over five thousand (5,000) square feet of gross floor area shall be provided with at least one (1) truck loading and unloading space not less than twelve (12) feet in width, forty (40) feet in length, and fourteen (14) feet in clearance. An additional truck space of these dimensions shall be provided for every additional twenty thousand (20,000) square feet or fraction thereof, of gross floor area in the building.

b. Access to truck loading and unloading space shall be provided directly from a public street or from any right-of-way that will not interfere with public convenience and that

will permit the orderly and safe movement of such trucks.

- c. Loading space as required under this section shall be provided in an area additional to off-street parking spaces required under Section 6.6 and shall not be considered as supplying off-street parking space.

6.9 **Parking and Loading Requirements for Uses Where Not Specified**

Where the off-street parking and loading requirements for a use not specifically defined herein, the parking and loading facilities for such use shall be developed so as to be sufficient to meet all the parking and loading needs of the proposed use. No parking, loading, or servicing shall be done in the right-of-way of any publicly dedicated thoroughfare. Loading docks shall not face main streets or thoroughfares.

6.10 **Conformance with Site Plan**

- A. The use, placement, and dimensions of all buildings, driveways, sidewalks, parking areas, curb cuts, and the installation of landscaping, fences, and walks shall conform to the approved site plan.
- B. A performance bond or other financial guarantee in the value of 5% of the total construction costs from an acceptable financial institution, of an amount determined by the Township Trustees shall be placed with the Township Fiscal Officer to insure that the landscaping be installed, the hard surfacing of the private drives and parking areas be installed, and the surface water drainage be installed, all in conformance with approved plans.

6.11 **Utilities**

Utilities shall be provided as specified in Chapter 13.

6.99 **Supplementary Regulations:** (Amended 7-11-16 Effective 8-10-16)

- A. No outside storage other than vehicles as stated in Sec. 6.7 (E) is permitted in this District.
- B. Outdoor loud speakers shall not be permitted.
- C. All points of ingress or egress should be located no closer than two hundred (200) feet from the intersection of two (2) major thoroughfares; **or** no closer than one hundred (100) feet from the intersection of a major

thoroughfare and a local or collector thoroughfare.

- D.** No lighting shall constitute a nuisance and shall in no way impair safe movement to traffic on any street or highway. No lighting shall shine directly on adjacent properties. Exposed light bulbs except those used in holiday decoration shall be prohibited.
- E.** Site locations should be preferred that offer natural or man-made barriers that would lessen the effect of intrusion into the area.
- F.** All permitted installations shall be maintained in a neat, orderly conditions so as prevent injury to any single property, any individual, or to the community in general; a bond may be required to insure that this provision will be met.
- G.** All permanent and temporary structures must be indicated as such on site plans. If structures are not so marked, they shall be conclusively deemed to be temporary structures. Such structures shall not be continued as permanent structures, and shall be removed from the construction site within six (6) months after completion of construction. The period of continuance shall be set by the Zoning Inspector and his designated consultants.
- H.** Repealer Clause - All provisions of the resolutions of the Township of Sagamore Hills, Ohio inconsistent herewith are hereby repealed.