

TITLE SEVEN – ZONING DISTRICT USE REGULATIONS

CHAPTER 1171 “M-2” General Industrial District

- 1171.01 Permitted Uses.
 - 1171.02 (Reserved)
 - 1171.03 Building Height.
 - 1171.04 Required Lot Area and Width.
 - 1171.05 Yards Required.
 - 1171.06 Percentage of Lot Coverage.
 - 1171.07 Permitted Signs.
 - 1171.08 Off-Street Parking and Loading Requirements.
 - 1171.09 General Regulations.
 - 1171.10 Wind Generator(s): Low and High Impact Regulations.
 - 1171.11 Storage.
 - 1171.12 Building Design.
-

CROSS REFERENCES

- Computation of required yards - See P. & Z. 1133
 - General Regulations - See P. & Z. 1181
 - Off-Street Parking and Loading Requirements – See P. & Z. 1183
 - Signs - See P. & Z. 1185
 - Special provisions - See P. & Z. 1187
-

1171.01 PERMITTED USES.

In a “M-2” General Industrial District, no land or building shall be used or changed in use and

No building shall be located, erected, or structurally altered,

Unless otherwise provided herein,

Except for one or more of the following:

- A. All permitted uses as provided within the “M-1” Light Industrial District.
- B. Cement block and formed products manufacturing.
- C. Sawing and planing mills.
- D. Chemical products such as drugs, paints, wood chemicals, and allied

chemicals.

- E. Stone, clay glass, brick abrasives, tile, and related products.
- F. Fabricated metal manufacturing, including ordinance, engines, machinery, electrical equipment, transportation equipment, metal stamping, wire products and structural metal products.
- G. Meat packing.
- H. Electroplating.
- I. Graphite products manufacture.
- J. Laundries and dry cleaning plants.
- K. Yards of general contractors engaged in building or heavy construction.
- L. Building materials storage and sales.
- M. Feed mills, grain storage, and/or processing facilities.
- N. Radio, television or other transmission towers and related station facilities.
- O. Machinery and heavy equipment rental, sales and storage.
- P. Truck and motor freight terminals and hauling services.
- Q. Paper products manufacture.
- R. Concrete mixing plants.
- S. Plastics manufacturing.
- T. Rubber manufacturing.
- U. Steel manufacturing.
- V. Storage and operation of a bulk pressure vessel used for the storage of liquefied petroleum gas,
- W. Accessory buildings incidental to the principle use.

(Ord. 5-97. Passed 2-4-97.)

1171.02 (RESERVED).

Ord. xx-11 Amending Chapter 1171 M-2 General Industrial District
Passed: _____, 2012

1171.03 BUILDING HEIGHT.

Buildings shall not exceed seventy-five (75') feet in height.

Chimneys, tanks, communication and other type towers may be permitted to a greater height.

1171.04 REQUIRED LOT AREA AND WIDTH. AND YARD REQUIREMENTS.

A. Minimum lot area shall be two and a half (2.5) acres.

B. Minimum lot width shall be one-hundred (100') feet.

1171.05 YARD REQUIREMENTS.

Yards of the following widths and depths shall be provided for all uses unless otherwise permitted by this Ordinance.

A. Front yard:

1. Single lot frontage:

a. Minimum: One-hundred (100') feet deep from the street right-of-way line, and

b. Shall be appropriately landscaped and maintained.

2. Corner lot frontage:

a. Minimum: One-hundred (100') feet deep each from both street right-of-way lines, and

b. Shall be appropriately landscaped and maintained.

3. Such minimum space shall remain open or unoccupied by:

a. Any principal or accessory building, or

b. Use other than driveways, sidewalks or off-street parking facilities.

B. Rear yard:

1. Minimum: - Fifty (50') feet.

2. Abutting any residential district: - Minimum seventy-five (75') feet.

3. Abutting a street right-of-way: - Minimum one hundred (100') feet.

C. Side yard:

1. Minimum two (2) each: - Twenty-five (25') feet each as measured from the side lot line to the nearest point of any structure.
2. Abutting any residential district: - Buffer strip of fifty (50') feet on the side abutting the residential district.
3. Such space shall remain open and unoccupied by any principal or accessory building use.

(Ord. 5-97, Passed 2-4-97).

1171.06 PERCENTAGE OF LOT COVERAGE.

All buildings including accessory buildings shall not cover more than sixty (60%) percent of the lot area.

1171.07 PERMITTED SIGNS.

The provisions of Chapter 1185 shall apply in this district.
(Ord. 5-97. Passed 2-4-97.)

1171.08 OFF-STREET PARKING AND LOADING REQUIREMENTS.

The provisions of Chapter 1183 shall apply to this district.
(Ord. 5-97. Passed 2-4-97.)

1171.09 GENERAL REGULATIONS.

- A. Buffering or screening in compliance with the provisions of this Chapter shall be provided for any permitted use which:
 1. Abuts any residential district and/or
 2. A state, county, or township right-of-way, in addition to the set back requirement in conjunction with a plan for buffering or screening.
- B. The Board of Zoning Appeals may consider by weighing the relationship of the proposed buffering or screening plan and the requested dimensional variance with respect to the joint impact upon neighboring properties.
- C. Buffering or screening shall consist of a landscaped mounding permanently maintained along the boundary line:
 1. Minimum of five and a half (5.5') feet in height,

2. At least fifteen (15') feet wide.
3. Buffering or screening facilities shall not obscure traffic visibility within fifty (50') feet of an intersection.

- D. All buffering or screening shall be:
1. Trimmed,
 2. Maintained in good condition, and
 3. Free of advertising or other signs.

(Ord. 5-97. Passed 2-4-97.)

1171.10 WIND GENERATOR(S): LOW AND HIGH IMPACT REGULATIONS.

The provisions of Chapter 1187 shall apply.

1171.11 STORAGE

Storage of materials and/or equipment shall be within an enclosed building or

Within an area enclosed on all sides with a solid wall or uniformly painted privacy fence not less than eight (8') feet high.

(Ord. 5-97. Passed 2-4-97.)

Storage and operation of a bulk pressure vessel used for the storage of liquefied petroleum gas shall be permitted,

Provided that the requirements of the current Ohio Fire Code, NFPA 58 Installation of a "Pressure Vessels Requirements" are all met and adhered to.

Proposed installations will come before the Village of Genoa Planning Commission to be authorized on a case-to-case basis.

(Ordinance 80-05. Passed 09-06-05).

1171.12 BUILDING DESIGN

Prior to the submission of a zoning permit application, the building design plans shall be submitted to the Planning Commission for approval.

The Planning Commission shall approve, approve with modifications or disapprove the plans within thirty (30) days of submission.