

## TITLE SEVEN - ZONING DISTRICT USE REGULATIONS

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### CHAPTER 1175 “M-4” Industrial Manufacturing Development District

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### CROSS REFERENCES

Computation of Required Yards - see P. & Z. 1133

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### 1175.01 PERMITTED USES

In an “M-4” Industrial Manufacturing Development 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. Advanced manufacturing,
- C. Data center,
- D. Equipment repair, small,
- E. Flex office - laboratory/research/development,
- F. Flex office - warehouse,
- G. Logistics,
- H. Office - general,
- I. Office - medical,
- J. Research and development,
- K. Automotive manufacturing and/or assembling,
- L. Fabricated metal manufacturing, including ordinance, engines, appliances, machinery, electrical equipment, transportation equipment, stamping, wire products and structural metal products,
- M. Paper products manufacture,
- N. Laundries and dry cleaning products,
- O. Compounding, processing, and packaging of meat, dairy and food products, exclusive of slaughtering,
- P. Electroplating,
- Q. Building materials storage and sales,
- R. Greenhouse, without night lighting hours,

- S. Battery manufacturing and/or assembly,
- T. Electric substations, equipment buildings, electric transmission lines, and electric towers,
- U. Stone, clay, glass, brick abrasives, tile, and related products,
- V. Graphite products manufacture,
- W. Manufacture of computers and manufacture, duplication, and/or shipping of computer software,
- X. Solar panel manufacturing and/or assembly,
- Y. Accessory buildings incidental to the principle use,
- Z. Bio-Technology Facilities  
(Ord. 45-2023. Passed 07-17-2023.)

**1175.02      CONDITIONALLY PERMITTED USES.**

In an “M-4” Industrial Manufacturing Development District, the following uses shall be classed as conditionally permitted uses and may be permitted by the Board of Zoning Appeals,

Subject to the general conditions as set forth in Chapter 1137, and

Subject to the conditions noted:

- A. Equipment Repair, Large,
- B. Greenhouse, with night lighting hours,
- C. Outdoor Service Facility,
- D. Truck and motor freight terminals and hauling services,
- E. Plastics manufacturing,
- F. Rubber manufacturing,

- G. Steel manufacturing,
- H. Storage and operation of a bulk pressure vessel used for the storage of liquefied petroleum gas,
- I. Chemical products such as drugs, paints, wood chemicals, and allied chemicals,
- J. Radio, television or other transmission towers and related station facilities,
- K. Yards of general contractors engaged in building or heavy construction,
- L. Feed mills, grain storage, and/or processing facilities,
- M. Concrete mixing plants,
- N. Cement block and formed products manufacturing,
- O. Solar fields, as an accessory use to generate power for use on-site,
- P. Sanitary sewer treatment plants and pumping stations,
- Q. Machinery and heavy equipment rental, sales, and storage,
- R. Gas/Diesel Station and Convenience Store  
(Ord. 45-2023. Passed 07-17-2023.)

**1175.03 BUILDING HEIGHT.**

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

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

(Ord. 45-2023. Passed 07-17-2023.)

**1175.04 REQUIRED LOT AREA AND WIDTH**

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

- B. Minimum lot width shall be one hundred (100') feet.  
(Ord. 45-2023. Passed 07-17-2023.

## **1175.05 YARD REQUIREMENTS**

Yards of the following widths and depths shall be provided for all uses unless otherwise permitted by this Ordinance. **Buffering and screening requirements of 1173.13 supersede these requirements.**

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 fifty (50') 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 a residential district

3. Such space shall remain open and unoccupied by any principal or accessory building use.

(Ord. 45-2023. Passed 07-17-2023.)

**1175.06 PERCENTAGE OF LOT COVERAGE**

All buildings including accessory buildings shall not cover more than eighty-five (85%) percent of the lot area.

(Ord. 45-2023. Passed 07-17-2023.)

**1175.07 PERMITTED SIGNS.**

The provisions of Chapter 1185 shall apply in this district.

(Ord. 45-2023. Passed 07-17-2023.)

**1175.08 OFF-STREET PARKING AND LOADING REQUIREMENTS**

The provisions of Chapter 1183 shall apply to this district,

(Ord. 45-2023. Passed 07-17-2023.)

**1175.09 GENERAL REGULATIONS**

A. No use that causes excessive emission of particulates,

dust,

smoke,

toxic, noxious, or odorous matter or fumes,

noise,

vibration,

glare,

heat,

air pollution,

water pollution,

fire or explosive hazard,

light pollution,

harmful per- and polyfluoroalkyl substances, or PFAS,

shall be permitted. Every effort shall be made to keep any emission or nuisance causing condition to the minimum attainable by the use of standard accepted technology.

B. All buildings shall be of a homogenous design, color and landscaping consistent with modern building practices and the surrounding area.

C. No building customarily used for night operation shall have any openings, other than stationary windows and required fire exits, on the side of such building that faces and is adjacent to a residential district or an existing residential property,

Nor shall any loading spaces, for such use, be located on the side of such building facing and adjacent to a residential district or an existing residential property.

D. Outdoor lighting shall be compliant with dark sky designs.  
(Ord. 45-2023. Passed 07-17-2023.)

## **1175.10 WIND GENERATOR(S): LOW AND HIGH IMPACT REGULATIONS**

The provisions of Chapter 1187 shall apply.

(Ord. 45-2023. Passed 07-17-2023.)

## **1175.11 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. 45-2023. Passed 07-17-2023.)

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-by-case basis.

(Ord. 45-2023. Passed 07-17-2023.)

## **1175.12 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.

(Ord. 45-2023. Passed 07-17-2023.)

## **1175.13 BUFFERING AND SCREENING**

**Intent:** To provide minimum separation and screening of dissimilar uses on properties adjacent to each other; to minimize adverse visual effects of commercial and industrial



land uses on the surrounding property; and to buffer land uses in dissimilar zoning districts which have a detrimental visual effect on each other.

**Buffer Plans Required:** A buffer plan shall be submitted with all applications for a change in land use or for site plan approval. Buffers shall be located on the site for which approval is requested. The buffer plan shall show in detail the layout of the proposed development including the arrangement of buildings, parking areas, permanent open spaces, and the location of proposed buildings that are over 20 feet high and of existing or proposed buildings on adjacent properties. The plan shall also show the location of proposed buffers including a detailed description or sketch of such buffer materials to be used. Elements of the buffer plan may be included in the landscape plan as a single submittal, provided that the site development's landscape and buffer plan are drawn to the same scale.

**Approval of Buffer Plan:** The Genoa Planning Commission shall approve buffer plans prior to construction.

**Types:** Three types of bufferings and screening requirements are established for areas with M-4 zoning.

A. Type 1: Residential Home Buffer

1. A Type 1 buffer shall be established on any property line abutting a single detached residential home.
2. Fifty (50') feet minimum width buffer area.
3. A minimum of two rows of Norway Spruce (*Picea abies*), or approved equal, planted densely to create a full visual barrier upon mature growth. Trees shall be a minimum 6' (six) feet tall at the time of planting.
4. The buffer area shall be maintained to a neat and orderly appearance.

B. Type 2: Residential Neighborhood Buffer

1. Any property line abutting a Village of Genoa residential neighborhood.
2. One hundred fifty (150') feet minimum width buffer area on property lines abutting Castle Ridge,
3. One hundred (100') feet minimum width buffer area abutting State Route 163 directly south of Castle Ridge, and
4. One hundred (100') feet minimum width buffer area on property lines abutting areas zoned within the Village of Genoa as R-1, R-2, R-3, and R-4 which are not Castle Ridge.
5. On the development side of the buffer, the buffer area shall include two rows of Norway Spruce (*Picea abies*), or approved equal, planted densely to create a full visual barrier upon mature growth. Evergreen trees shall be a minimum 6' (six) feet tall at the time of planting.

Additionally, native grasses, shrubs, and deciduous trees shall be planted between the evergreen rows and the neighborhood, designed to create an undisturbed forested area upon maturity. 50% of trees planted must be between 1.5" and 2.5" caliper when planted.

6. Mounding may be required by the Planning Commission for buffer areas directly to the west of Castle Ridge.

C. Type 3: Packer Creek Riparian Buffer

1. Any property line abutting Packer Creek.
2. Fifty (50') feet minimum width buffer area on the south side of Packer Creek, one hundred (100') minimum width buffer on the north side of Packer Creek..

3. Native grasses, shrubs, and trees shall be planted to create an undisturbed forest upon maturity. 50% of trees planted must be between 1.5" and 2.5" caliper when planted.

(Ord. 45-2023. Passed 07-17-2023.)