

Article VIII

INDUSTRIAL DISTRICT REGULATIONS

LIGHT INDUSTRIAL LI-1

801 PURPOSE

The purpose of the LI-1 District is to encourage the development of manufacturing and wholesale establishments which are clean, quiet, and free of hazardous objectionable elements such as noise, odor, dust, smoke, or glare, operate entirely within enclosed structures and generate little industrial traffic. Research activities are encouraged.

802 PERMITTED USES

Any of the following uses, or those of a similar nature, if conducted within an enclosed building or within an area enclosed on all sides with a solid wall or uniformly painted fence not less than eight (8) feet high.

Acoustical material storage; advertising display manufacturing, agricultural; agricultural implements (repair and service); agricultural tillage (contractors); air express service warehouse; airplane (repair and storage); asphalt siding, shingles, roofing storage; automobiles (assembly of bodies, sales, parts and supplies, repair, brakes, electrical, painting, radiators, upholstery, etc., storage).

Bakers and baked goods manufacturing; balls and bearing storage; barbecue (bulk preparation and sales); beer and ale distributor wholesale and storage); belting (repairing); beverages (bottling); beverages (wholesale and storage); biscuit companies (manufacturing); biscuits (wholesale and storage); boat (pleasure, storage); boilers (storage); bookbinders, book publishing (printing); bottles (wholesale); boxes (sales); braces (orthopedic, manufacturing); brick storage yard; brooms (manufacturing); building contractors (equipment and material storage); burglar alarm systems (installation); bus line shops (garage, repair); business machines (manufacturing repair service, storage, and wholesale); button covering (fabrics).

Cabinet makers; candy (wholesale distribution); canvas goods (fabrication); carpenter's shops and power woodworking; carpet and rug cleaners and storage; carpets and rugs (warehouse); carpets and rugs (wholesale); cement products manufacturing (pipe, blocks, etc.); cement; cement storage; cesspool builders and service equipment yard; cigarette manufacture; cigarette service; cigarette manufacturing (machine rolled); cigars (wholesale and storage); cleaning and dyeing processing; clock factory; clothing manufacturing; coin machines manufacturing; coin machine (rental and service); cold storage; concrete contractors (storage

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yards); concrete products (pipe, beams, manufacturing); concrete products (storage); concrete transit mixed; confectioners (wholesale); contractors equipment and supplies (storage); corsets and brassier manufacturing; cotton seed products (storage); cranes (storage yard).

Dairies (distributing, commercial); decoration (workshop and equipment yard); department store warehouse; desk manufacturing; diaper supply service; diesel engines service, equipment and supplies (not manufacturing); disinfectants (storage and wholesale), display designers and builders shops; distillers (distribution and warehouse); doors, sash, and trim wood manufacturing; draperies manufacturing; drilling company equipment yards; dry cleaning establishments (bulk processing); dry goods (wholesale or storage).

Eggs (storage and processing); electric equipment assembly; electric refrigeration locker; electric appliances manufacturing; enameling and painting (custom); engravers; express companies warehouses; exterminating and fumigating (commercial shops).

Farm implements and machinery assembly; feed (wholesale and storage); fences (metal, wholesale and storage); fertilizers (processed, storage only); filters fabricators; fire escape contractors; firewood (storage); fish (wholesale); flags and banners manufacturing; floor refinishing (contractors shop); food processing (general, see under product listing); food products (brokers and distributors, wholesale); food products (warehouse); freight forwarders warehouses; frozen food processing; frozen foods (wholesale, storage and distribution); fruit and vegetable (general, see under product listing); fur warehouse; furniture cleaners; furniture (wholesale and storage); fur apparel manufacturing (cutting and assembly).

Garment factory; glass blowing; grocers (warehouse); grocers (wholesale); gunsmiths (repairs).

Harness repair; hat manufacturing; hay and straw (sales and storage); heating and ventilating apparatus (assembly and storage); hoists (equipment storage); hosiery manufacturing; hotel equipment (assembly and custom fabrication); house movers (equipment storage yards).

Ice-cream manufacturing; imported goods (warehouse); insulation (contractors equipment yard, storage, and wholesale); interior decorators (workshops); iron (custom decorative wrought iron shops); irrigation companies and equipment.

Janitor's supplies (storage and warehouse); jewelers (bulk manufacturing); jobbers (bulk materials).

Knit goods manufacturing.

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Laboratories (commercial, analytical, experimental and research); ladies ware manufacturing; laundries (processing); laundry equipment and supplies (storage); leather goods (manufacturing, fabrication); limb manufacturing (artificial); lime (storage); linen supply laundry service; linoleum (storage); liquor (storage and wholesale); lithographers; livestock (supplies, storage and wholesale); locksmiths repair shops; loft builders; lubrication compounds (storage); lumber (cabinet workings); lumber storage yard; lumber (used and wholesale).

Machine shops; machine tools (storage); machinery rental; machinery (used storage); markets (exchanges of goods); meat (storage and wholesale); men's clothing manufacturing; metals, processing, light fabrication from standard shapes; machine shop operation, products fabrication and assembly; meters manufacturing; milk bottling plant (other than farm); milliners (wholesale and manufacturing); millinery and artificial flower making; mill work (sale and storage); mineral water (distillation and bottling); mining machinery (wholesale storage); mirrors (re-silvering, custom work); model construction (supplies and manufacturing); mortar (bulk preparation and sales); motion picture equipment (storage and manufacturing); motion picture studios; motor freight company warehouses; motor cycles (repairing and sales); mover warehouses.

Newspaper printing; noodle manufacturing; notions (manufacturing, wholesale); novelties (manufacturing and wholesale); nuts (edible, processing).

Office equipment manufacturing (see also business machines); optical goods manufacturing; ornamental metal work (custom hand fabrication); orthopedic appliances manufacturing; overall manufacturing.

Packing, crating service fabrication; painter's equipment and supplies (shops, wholesale and storage); paper (storage); paper products (wholesale and storage); pattern shop; paving contractors equipment and storage; paving materials storage yard; photo-engraving company; pickles (processed, wholesale and storage); pipe (used, storage and sales); plasterer (wholesale and storage); popcorn manufacturing, potato chips manufacturing, poultry supplies (wholesale and storage); printers equipment and supplies; wholesale produce (garden); wholesale produce (warehouse); pumps (repairing and rental); printer.

Quick Freeze Plant; quilt (manufacturing).

Radio equipment assembling, radio repair shop; refrigeration equipment custom installation, refrigerators (wholesale, storage); restaurant equipment installation and repair, road building equipment (storage yard); rubber stamps manufacturing.

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Scaffolds (equipment and storage); scales (commercial, weighing); school equipment and supplies (wholesale); screen, doors and windows manufacturing; screw and bolt manufacturing; seed (wholesale and retail garden supplies); septic pipe (contractors, construction); service station equipment (wholesale); sewer pipe storage; sheet metal work (custom fabrication); shirt factory; shoe repairing equipment and supplies (wholesale); shoe manufacturing; sign erectors (contractors, shops); sign painters; sign maintenance service shops; sign (neon and metal fabrication); sky lights (custom manufacturing); slip covers (custom manufacturing); soaps (wholesale and storage); sporting goods manufacturing; soda water manufacturing; specialties (see coin machines); spices (wholesale and storage); spraying supplies equipment yard; springs (replacement and repair); stair builders (wood); steel awnings (custom manufacturing); steel erectors equipment yards; steel fabricators (light section); storage warehouse; storage shops; store and office fixtures (contractors shops); stove and ranges (wholesale and storage); surgical supplies (wholesale distributors).

Tank coating equipment yard, tanks (erection, contractors yard); taxidermists; tents and awnings manufacturing; termite control contractor shops; terrazzo contractor shops; thermometers manufacturing (wholesale, storage); tool grinding and sharpening; tools (wholesale and distribution); towels (supply and service); tractors (rentals); trailers (repairing); transfer business; truck freight movers (see express also).

Underwear (wholesale and manufacturing); upholsterers (custom).

Wall board (wholesale and storage); wallpaper manufacturing; warehouses; watches manufacturing; water (distilled, processing); water coolers drinking or curative, bottling distribution); water coolers (drinking fountains, repair and service); water heaters (service and repairing); water softening equipment (service and repairing); water supply systems (contractors shops); water proofing (material storage); weighers (commercial); welding (commercial); welding (equipment and supplies storage); well drilling (equipment yard); wholesale produce (storage and market); commercial winches (equipment rental); window display (installations, studio and shops); wines (storage, bottling and wholesale); wood (storage yard); woodworking (cabinet and custom millwork); wood working (equipment, wholesale); woven goods (fabrication and assembly).

Other uses of like nature

Conditionally Permitted Uses:

Extraction of Stone, Minerals, and Top Soil (see Section 406)
Prospecting Oil and Gas (see section 413)

803 BUILDING HEIGHT

Building height shall not exceed thirty-five (35) feet in height.

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804 LOT AND YARD REQUIREMENTS

804.01 LOT AREA

Every lot in an LI-1 District shall contain a minimum of two (2) acres (87,120 sq ft) and a minimum frontage and width of two hundred (200) feet provided that central water and an Ohio EPA approved sewage treatment system is available.

804.02 CORNER LOTS

The building setback on corner lots shall be one hundred (100) feet from the centerlines of both street right-of-way lines. The remaining yards shall conform to the provisions contained herein.

804.03 YARDS REQUIRED

Yards of the following widths or depths shall be provided for all permitted uses unless otherwise permitted by tis Resolution.

- a. Front Yard – The minimum setback building line shall be one hundred (100) feet from the center line of the street right-of way line, and shall be appropriately buffered (see section 807 – Buffering). Such minimum space shall remain open and unoccupied by any principal or accessory building or other use other than driveways and sidewalks.
- b. Side Yards – There shall be two (2) side yards, each having a width of not less than twenty-five (5) feet as measured from the side lot line to the nearest point of any structure. Where the lot line abuts any residential district shall be appropriately buffered as per section 807 – Buffering. Such space shall remain open and unoccupied by any principal or accessory building.
- c. Rear Yards – There shall be a rear yard of not less than seventy-five (75) feet. Rear yards used for parking shall be shall be improved with acceptable road materials (gravel, concrete, asphalt) to provide a relatively dust free and durable surface and shall be graded and drained to dispose of all surface water in the area. For those lots with rear lot lines abutting any residential district, there shall be a rear yard of not less than one hundred (100) feet. This area shall be appropriately buffered as per section 807 – Buffering and shall remain open and unoccupied by any principal or accessory building.

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804.04 PERCENTAGE OF LOT COVERAGE

Buildings together with their accessory uses in an LI-1 District shall cover not more than forty (40%) percent of the area of any lot.

805 SUBMISSION OF PLANS

The provisions of section 309 – General Regulations – Submission of Plans, shall be in full force and effect in this District.

806 STREETS, SEWERS AND WATER LINES

All streets, sewers, and water lines in any LI-1 industrial district shall meet County standards. As a condition precedent to the issuance of a zoning certificate, streets, sewers and water lines shall be installed or performance guaranteed in an approved manner and at grades and locations in the streets abutting lot lines as approved by the County Engineer.

807 BUFFERING

807.01 INTENT

The intent of this section is:

To extend space or screen undesirable views to reduce the impact of the one land use upon another.

To increase soil and water retention through landscape requirements.

To protect and preserve the appearance and property values of residential uses from adverse effects of adjoining non-residential uses.

To supplement land use planning and not be considered as its substitution.

807.02 PURPOSE

The purpose of this section is to promote the health, safety, morals and general welfare of the residents of the Township providing for space requirements and visual screen landscape buffers to remove, reduce, lessen or absorb the shock of impact of incompatible uses of real properties between one use or zone district and another.

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807.03 DEFINITIONS

a. Landscaping – Living material including but not limited to grass, ground covers, shrubs, vines, hedges, trees and non-living durable material commonly used in landscape development.

b. Screen – Plant material or other non-living durable material including but not limited to walls, berms, or wood fencing of a decorative type.

c. Shrubs – Self-supporting, deciduous, and/or evergreen species, normally branched near the base, bushy, less than fifteen (15) feet in height, as normally grown in Lorain County.

d. Trees – Self-supporting woody, deciduous and/or evergreen plants with a well-drained central stem or species which normally grow to a height of fifteen (15) feet or more in Lorain County.

e. Vines – Plants which normally require physical support or reach mature form.

807.04 GENERAL PROVISIONS

a. Materials – Landscape buffering may include but shall not be limited to trees, shrubs, bushes, grass cover, earth berms or a combination thereof.

b. Screening – Screening shall consist of plant material or other non-living durable landscape material.

c. Buffered Areas

1) Location and Width – Buffering areas shall be located on those less restrictive portions of land bordering or abutting a more restrictive zoned or use district and shall be a minimum of ten (10) feet in width.

2) Use – Designated buffered areas shall be used for no other purpose than plantings or screening except necessary ingress or egress to or from the buffered area.

3) Design – A buffered area shall be designed to permit access to easement tracts to the grantees to perform the functions for which such easements were granted and facilitate the use of such easement areas for fire protection purposes.

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d. Fences and Walls – Fences shall be acceptable as part of a landscape buffer, where traffic noise and light create a need for a buffer. When used, they shall have a decorative style and type. Walls and berms should be used only in most unusual cases, as one of several options to the developer to fulfill the buffering requirement.

e. Natural Plantings Requirements – Where natural plantings are used to provide a landscape buffer, such plantings shall provide no less than sixty (60%) percent, when viewed from two (2) to ten (10) feet above ground level.

f. Buffering Effect – The desired buffering effect shall be achieved no later than twelve (12) months after the initial installation. The Zoning Commission may extend this period of time where a hardship would be created because of expected growth or material shortages, but in no event shall the Zoning Commission extend such period beyond five (5) years from the time initial installation was to have been installed.

g. Modification of Requirements – The Zoning Commission may modify a change the location of a buffered area contiguous to side and rear property lines where topographical problems prevent the installation thereof of buffer materials or plantings.

807.05 APPLICABILITY

Landscape buffering shall be mandatory between zoning districts. No existing building structure or vehicular use adjoining a single-family zoned area shall be expanded, altered, or modified until the plans are submitted by the owner or developer to the Zoning Commission. The Zoning Commission shall review such plans to determine if the changes adversely affect any properties in a single area. The Zoning Commission after its review shall require, where necessary, the establishment of a landscape buffering area or a revision of a previously established buffered area.

Owners or developers of off-street parking areas shall be required to include a plan for buffering the parking area which shall be submitted to the Zoning Commission for approval. The buffering plan may be included as a part of the development plot plan when submission of a development plot plan is required.

807.06 PROCEDURES

a. When an application for Zoning Permit is made, the Zoning Inspector shall determine if the buffering requirement might be applicable. If he/she determines that the request comes under the buffering requirements, the Zoning Inspector shall advise the applicant of this fact

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and shall submit a request to the Zoning Commission that the matter be reviewed once the applicant has furnished the Zoning Commission with the following:

- 1) A copy of the site plan.
- 2) Topography of the building site and surrounding area.
- 3) A complete description of the area to be constructed or modified.

b. The applicant shall provide to the Zoning Commission, a detailed description and sketch of the landscape buffer, preferably prepared by a landscaping expert, which visually and verbally outlines the nature and the effect of the proposed landscape buffer.

c. Where buffering is required, a Zoning Permit shall not be issued by the Zoning Inspector until an agreement has been reached with the applicant and the Zoning Commission as to the buffering requirement. The agreement between the Zoning Commission and the owner and/or developer shall include among other requirements, the following:

- 1) Provisions for maintenance of the landscape buffer on the part of the applicant.
- 2) Replacement procedures for any portion of the landscape buffer that is for any reason no longer viable.
- 3) For replacement of the landscape buffer involving plant material that does not extend beyond the next growing season.
- 4) For the replacement of landscape material such as fences and the like.
- 5) To replace landscape material within sixty (60) days from the date of notification by the Zoning Inspector or non-compliance.

807.07 PERMITTED SIGNS

The provisions of Article X, Signs, shall apply in this District.

807.08 OFF-STREET PARKING, LOADING, AND DRIVEWAYS

The provisions of Article XI, Off-Street Parking, Loading Facilities, and Driveways shall apply in this District.

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807.09 GENERAL REGULATIONS

The provisions of Article III, General Regulations, shall apply in this District.

807.10 SUBMISSION OF PLANS

The provisions of Section 309, General Regulations, Submission of Plans, shall be in full force and effect in this District in addition to those requirements noted in Article III.