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Licking County Recorder

Section 13.00 Light Industrial District (I)

Section 13.00.A Purpose

The purpose of the Light Industrial District (I) is to encourage the development of manufacturing and wholesale business establishments, which focus on production of a finished product rather than raw good manufacturing and shall operate entirely within enclosed structures and generate minimum industrial traffic. (I) Districts shall be located on an arterial thoroughfare as specified in the Major Thoroughfare Plan for Licking County, Ohio (See the Subdivision, Land Division, Development and Congestion Prevention Regulations for Licking County, Ohio). In part, these regulations are established to support and implement the local business development strategy of the Licking Township Comprehensive Plan, adopted in May, 2002.

Section 13.00.B Uses

Existing legal industrial businesses in operation within this Industrial district as of the effective date of this amendment that do not comply with this article, are nonconforming uses and may continue their current business use in accordance with Article 4: Non-Conformities (previously referred as grandfathered). Further development of existing businesses must comply with Article 13 herein.

The following permitted uses and conditionally permitted uses of the Light Industrial District (I) shall apply: (Agriculture is permitted in any district),

Section 13.00.B.01 Use Standards

In addition to Article 4 of this resolution, prior to granting a Zoning permit within this district, water suitability and availability must be determined. The applicant shall submit a report from the water and waste water authority having jurisdiction (Licking County Water and Wastewater or Licking County Health Department) that there is an adequate water supply for the proposed use and lot size.

Section 13.00.B.02 Permitted Uses

Section 13.00.B.02.a

Any use permitted in an "R" district shall be permitted in a "I" district. Any residential use shall meet the minimum requirements set in Article 10.

Section 13.00.B.02.b

Public parks and playgrounds.

Section 13.00.B.02.c

Nurseries, plant materials, horticulture, and forestry facilities

Section 13.00.B.02.d

Clothing goods, apparel, and accessories involving no on-site tanning or dyeing.

Section 13.00.B.02.e

Food Processing

Section 13.00.B.02.f

Fur goods manufacturing and/or personal leather goods manufacturing involving no on-site tanning or dyeing.

Section 13.00.B.02.g

Commercial printing, publishing and/or printing of periodicals, newspapers, greeting cards and books.

Section 13.00.B.02.h

Glass products manufacturing, made of purchased glass.

Section 13.00.B.02.i

Machinery, office equipment, and furniture manufacturing.

Section 13.00.B.02.j

Electronic components, computers, accessories, and communication equipment manufacturing.

Section 13.00.B.02.k

Engineering, laboratory, scientific and research instruments and associated equipment manufacturing.

Section 13.00.B.02.l

Surgical, medical, optical, and dental instruments and supplies manufacturing.

Section 13.00.B.02.m

Watches, clocks, clockwork operated devices and parts manufacturing.

Section 13.00.B.02.n

Sign manufacturing.

Section 13.00.B.02.o

Professional offices

Section 13.00.B.02.p

Motor vehicle general repair (*indoor only*).

Section 13.00.B.02.q

Gasoline filling station and service station

Section 13.00.B.02.r

Motor vehicle and/or farm implement sales.

Section 13.00.B.02.s

Public and private schools.

Section 13.00.B.02.t

Governmental buildings.

Section 13.00.B.02.u

Builders supply if conducted in an enclosed facility.

Section 13.00.B.02.v

Trade or commercial schools.

Section 13.00.B.02.w

Wholesale business, if conducted in an entirely enclosed facility.

Section 13.00.B.02.x

General warehousing (excluding combustible, toxic, or explosive materials).

Section 13.00.B.02.y

Machine shops, jobbing, and repair.

Section 13.00.B.02.z

Household appliance, electric lighting and wiring, construction and agricultural equipment manufacturing.

Section 13.00.B.02.aa

Beverage industries.

Section 13.00.B.02.ab

Accessory buildings and uses.

Section 13.00.B.03 Conditional Permitted Uses

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 4, and the other provisions of these regulations, the following uses may be conditionally permitted:

None at this time

Section 13.00.C Dimensional Requirements of the Industrial District (I)

The following dimensional requirements of the Industrial District (I) shall apply:

Section 13.00.C.01 Height Limit

No building shall be erected or enlarged to exceed two and one half (2 ½) stories or thirty-five (35) feet, or sixty-five (65) feet for unoccupied structure.

Section 13.00.C.02 Structure Bulk

Business structures shall have a minimum area of 2,000 square feet. All business structures shall be on a permanent foundation and shall meet all building codes and standards for Licking County. All structure requirements are to be determined from the outside dimensions, exclusive of porches or basements.

Section 13.00.C.03 Lot Area, Width and Depth

Every lot shall have a minimum width of 200 feet throughout and a minimum lot area of not less than two (2) acres. All lot measurements shall be exclusive of road right-of-way, and shall be in addition to any easements of record. This standard is a minimum standard, and any lot size for a proposed use shall be of adequate size to accommodate all standards within this zoning resolution, including but not limited to setbacks, parking, on-site septic and well, and the like.

Section 13.00.C.04 Setbacks

Section 13.00.D.04.a Front Yard

There shall be a front yard of not less than one hundred (100) feet. Measurements shall be made from the road right-of-way or thirty (30) feet from the centerline of the road; whichever is a greater distance from the centerline. If no road right-of-way is established, measurements shall be taken thirty (30) feet from the centerline of the established road.

Section 13.00.C.04.b Side Yard

There shall be a side yard of not less than forty (40) feet. Measurements shall be made from each side lot line.

Section 13.00.C.04.c Rear Yard

There shall be a rear yard of not less than fifty (50) feet. Measurements shall be made from the rear lot line.

Section 13.00.C.04d Business Adjoining Residential

Where a industrial district adjoins a residential district, no business or industrial building shall be erected less than one hundred (100) feet from the nearest residential lot line, and a minimum of seven (7) feet high privacy fence or wall shall be placed along the business or industrial lot line adjacent to the residential property, furnished and erected at the expense of the industry.

Section 13.00.D General Requirements

The following general requirements of the Industrial District (I) shall apply:

Section 13.00.D.01 Parking Requirements

Parking requirements shall be as regulated in Article 19 of these regulations.

Section 13.00.D.02 Signs

Signs shall be regulated in Article 20 of these regulations.

Section 13.00.D.03 Green Space Buffer

A minimum of a thirty-five (35) feet vegetative buffer strip (see vegetative buffer definition) along all adjoining residential property lines is required for all non-residential uses.

The green space buffer shall be maintained as a vegetated area. No driveways, parking lots, or storage of materials, vehicles or boats are permitted within the vegetative buffer strip, nor shall the buffer be used as a work area.

Section 13.00.D.04 Other Regulations as Specified

In addition to the regulations specified within Section 13.00 herein, all development within the (I) district is subject to Articles 17, 19, 20 and any other regulations contained within the Licking Township Zoning Resolution as applicable.

Typographical Errors
Red strikeout to be deleted
Blue to be added

Section 10.00.A.4

Any person may maintain an office or may carry on his customary home occupation in the dwelling house only used by him as his private residence providing such use does not involve any extension or modification of said dwelling which will alter its outward appearance as a dwelling and providing such use does involve any outward evidence of such use other than a sign as authorized in other sections hereof.

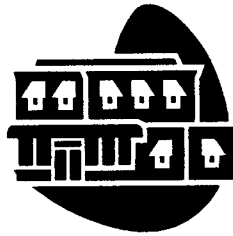
Section 10.00.C.1: Single Family Dwelling

No single family dwelling shall be erected with less than seven hundred (700) square feet of gross ground floor area, exclusive of breezeways, porches, terraces, and garages, ~~it~~ if with basement; if without basement eight hundred (800) square feet, and shall be not less than twenty (20) feet in width or depth, whichever is the smaller dimension. Basement area shall be a minimum of 300 sq. ft.

Section 10.00.F.4: Side Rear Yards Setback

For every building erected in an "R" district and for every building erected in any district, there shall be a minimum rear lot clearance at the rear of said building of at least fifteen (15) feet, which space shall remain open and unoccupied by any building or structure. Where a business or industrial district adjoins a residential district, no business or industrial building shall be erected less than one hundred (100) feet from the nearest residential lot line, and an ornamental wall, fence, or shrubbery screen, a minimum of seven (7) feet high shall be placed along the business or industrial lot line adjacent to the residential property, furnished and erected at the expense of the industry.

Article 12 ~ Commercial/Business Districts



Section 12.00 Jacksontown Business District (JB)

Section 12.01 General Business District (GB)

Section 12.02 Interstate Business District (IB)

Section 12.03 Buckeye Lake Area Business District (BLB)

Definitions to be added to Apendix (A)

Nursery, Plant Materials (Retail or Wholesale)

Land, building, structure, or combination thereof for the storage, cultivation, transplanting of live trees, shrubs, or plants offered for retail sale on the premises including products used for gardening or landscaping.

Food Processing

The preparation, storage, or processing of food products. Examples of these activities include bakeries, dairies, canneries, and other similar businesses excluding rendering plants.

Commercial Printing

A commercial printing operation involving a process that is considered printing, imprinting, reproducing or duplicating images and using printing methods including but not limited to offset printing, lithography, web offset, flexograph, and screen process printing.

Manufacturing

The manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packing of such products, and incidental storage, sales, and distribution of such products, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from manufacturing activity are confined entirely within the building. Examples include but are not limited to the production of the following: clothes; Fur goods manufacturing involving no on-site tanning or dyeing; furniture (where wood is milled off-site); pharmaceuticals; hardware; toys; mechanical components; electric or electronic components; small vehicle assembly; and computer software. Examples of packaging include facilities for bottling beverages, canning and wrapping foods, and boxing electronics components.

Wholesale Establishment

An establishment or place of business primarily engaged in selling and / or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users,

or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Machine Shop

Shops where lathes, presses, grinders, shapers, and other wood and metal working machines are used such as blacksmith, tinsmith, welding, and sheet metal shops; plumbing, heating, and electrical repair shops; and overhaul shops, provided all machining activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from manufacturing activity are confined entirely within the building.

Warehouse

A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.