

ARTICLE IV

USE, AREA, HEIGHT REGULATIONS

SEC. 401 R-1 RESIDENTIAL DISTRICT.

SEC. 401-1 PURPOSE: R-1 RESIDENTIAL DISTRICT.

The purpose of this district is to provide for rural residential development at a low density which will promote the continuation of the predominant rural character of certain areas of the township. It is also the intention of this district to allow residential development of sufficiently low density to preclude creation of public health and safety problems and which could result in the need to extend central facilities in an uneconomical fashion. This district is further intended to encourage agricultural production as a part of the life of the community.

SEC. 401-2 PERMITTED USES: R-1 RESIDENTIAL DISTRICT.

The following uses are permitted in the R-1 district:

1. Single-family residential dwellings.
2. Two-family residential dwellings.
3. Accessory uses provided such uses are incidental to the principal use and do not include any activity conducted as a business. Such uses must be situated on the same lot with the principal building.
4. Accessory Apartments – As regulated by Article III, Section 307.
5. Rear Lot Development – As regulated by Article III, Section 306.
6. Signs subject to Article VI.

SEC. 401-3 CONDITIONALLY PERMISSIBLE USES: R-1 RESIDENTIAL DISTRICT.

The Zoning Board of Appeals may issue conditional zoning certificates for uses listed herein subject to Article IX and other sections of Article IX referred to below:

1. Public and parochial schools subject to Subsections 101, 104, 106, 107.
2. Churches and other buildings for the purpose of religious worship subject to Subsections 101, 104, 108, 117.
3. Governmentally owned and/or operated parks, playgrounds and golf courses (except miniature) subject to Subsections 101, 102, 104, 105, 106, 120.
4. Temporary buildings for uses incidental to construction work subject to Subsections 110, 111.
5. Institutions for medical care - hospitals, clinics, sanitariums, convalescent homes, nursing homes, homes for the aged and philanthropic institutions subject to Subsections 101, 102, 104, 106, 108, 112.
6. Cemeteries subject to statutory limitations and Subsections 101, 104, 108.
7. Recreation uses other than those governmentally owned and/or operated such as: swimming pools, golf courses, tennis clubs, riding academies, subject to Subsections 101, 102, 104, 105, 106, 112, 120 and Article III, Section 305.33.
8. Governmentally owned and/or operated buildings and facilities other than those listed above subject to Subsections 104, 108, 109.

9. Strip or open pit mining or extracting operations for sand, clay, stone, gravel, coal and other natural resources subject to Subsections 115, 116, 118, 119, 120.
10. Institutions for higher education subject to Subsections 101, 102, 104, 105, 106, 108.
11. Home occupations subject to Subsection 125.
12. Bed and Breakfast subject to Subsection 127.
13. Day Care Facilities subject to Subsections 101, 102, 104, 106, 107, 114.

SEC. 401-4 AREA AND HEIGHT REGULATIONS: R-1 RESIDENTIAL DISTRICT.

1. Minimum Lot Area
 - a. Single-family dwelling - 2.0 acres.
 - b. Two-family dwelling - 3.0 acres.
2. Minimum Lot Frontage – Two hundred (200) feet.
3. Minimum Lot Width at Minimum Building Setback Line
 - a. Single-family dwelling – 200 feet.
 - b. Two-family dwelling – 200 feet.
4. Maximum Lot Depth – four times the lot width at minimum building setback line.
5. Minimum Front Yard Depth – One hundred (100) feet.
6. Minimum Rear Yard Depth – Seventy-five (75) feet.
7. Minimum Side Yard Width – Twenty-five (25) feet.

8. Minimum Floor Area Requirements Per Dwelling Unit
 - a. Minimum Living Floor Area, One Story, Single Unit – 1,200 square feet.
 - b. Minimum Living Floor Area, More than One Story, Single Unit – 1,300 square feet
 - c. Minimum Living Floor Area Per Family, Duplex or Two-Family Unit – 1,000 square feet
9. Height Regulations – No structure shall exceed forty (40) feet in height.
10. Off-Street Parking and Loading – As regulated by Article V of this Resolution.
11. Driveways – Shall be ten (10) feet off the property line at the street right-of-way line. Each lot shall have its own driveway.

SEC. 402 R-2 RESIDENTIAL DISTRICT.

SEC. 402-1 PURPOSE: R-2 RESIDENTIAL DISTRICT.

The purpose of this district is to provide for low density, large lot, residential development consistent with the present location of such areas at the fringes of the community. Lot sizes deemed necessary for septic system development will be required while reducing such lot sizes where central sewer or central water facilities are provided. Residential development permitted are single-family and two-family structures.

SEC. 402-2 PERMITTED USES: R-2 RESIDENTIAL DISTRICT.

The following uses are permitted in the R-2 district:

1. Single-family residential dwellings.
2. Two-family residential dwellings.
3. Accessory uses provided such uses are incidental to the principal use and do not include any activity conducted as a business. Such uses must be situated on the same lot with the principal building.
4. Accessory Apartments – As regulated by Article III, Section 307.
5. Rear Lot Development – As regulated by Article III, Section 306.
6. Signs subject to Article VI.

SEC. 402-3 CONDITIONALLY PERMISSIBLE USES: R-2 RESIDENTIAL DISTRICT.

The Board of Zoning Appeals may issue conditional zoning certificates for uses listed herein subject to Article IX and other sections of Article IX referred to below:

1. Public and parochial schools subject to Subsections 101, 104, 106, 107.

2. Churches and other buildings for the purpose of religious worship subject to Subsections 101, 104, 108, 117.
3. Governmentally owned and/or operated parks, playgrounds and golf courses (except miniature) subject to Subsections 101, 102, 104, 105, 106, 120.
4. Temporary buildings for uses incidental to construction work subject to Subsections 110, 111.
5. Institutions for medical care - hospitals, clinics, sanitariums, convalescent homes, nursing homes, homes for the aged and philanthropic institutions subject to Subsections 101, 102, 104, 106, 108, 112.
6. Cemeteries subject to statutory limitations and Subsection 101, 104, 108.
7. Recreational uses other than those governmentally owned and/or operated such as: swimming pools, golf courses, tennis clubs, riding academies, subject to Subsections 101, 102, 104, 105, 106, 112, 120 and, Article III, Section 305.33.
8. Governmentally owned and/or operated buildings and facilities other than those listed above subject to Subsections 104, 108, 109.
9. Strip or open pit mining or extracting operations for sand, clay, stone, gravel, coal and other natural resources subject to Subsections 115, 116, 118, 109, 120.
10. Institutions for higher education subject to Subsections 101, 102, 104, 105, 106, 108.
11. Home occupations subject to Subsection 125.
12. Bed and Breakfast subject to Subsection 127.

13. Day Care Facilities subject to Subsections 101, 102, 104, 106, 107, 114.

SEC. 402-4 AREA AND HEIGHT REGULATIONS: R-2 RESIDENTIAL DISTRICT.

1. Minimum Lot Area.

- a. Single family residential dwellings:

1. 2 acres without centralized sewer and water; or,
2. 1 ½ acres with centralized sewer or water.

- b. Two-family residential dwellings: 2 acres without central sewer or with central sewer and water.

2. Minimum Lot Frontage.

- a. Single family dwellings:

1. 200 feet without centralized sewer and centralized water; or,
2. 150 feet with centralized sewer or centralized water; or,
3. 125 feet with centralized sewer and centralized water.

- b. Two-family dwellings:

1. 200 feet without centralized sewer and centralized water; or
2. 175 feet with centralized sewer or centralized water; or
3. 150 feet with centralized sewer and

centralized water.

3. Minimum Lot Width at Minimum Building Setback.
 - a. Single-family dwellings:
 1. 125 feet without central sewer and water; or,
 2. 100 feet with central sewer or central sewer and water.
 - b. Two-family dwellings:
 1. 175 feet without central sewer and water; or,
 2. 150 feet with central sewer or central sewer and water.
4. Maximum Lot Depth – Four times the lot width at minimum building setback line.
5. Minimum Front Yard Depth – 100 feet
6. Minimum Rear Yard Depth – 25 feet
7. Minimum Side Yard Width – 15 feet
8. Minimum Living Area Per Dwelling Unit
 - a. Minimum Living Floor Area, One Story, Single Unit – 1,200 square feet.
 - b. Minimum Living Floor Area, More Than One Story, Single Unit – 1,300 square feet.
 - c. Minimum Living Floor Area, Duplex or Two-Family Unit – 1,000 square feet per family.
9. Height Regulations – No structure shall exceed forty (40) feet in height.

10. Off-Street Parking and Loading – As regulated by Article V of this Resolution.
11. Driveways – Shall be ten (10) feet off the property line at the street right-of-way line. Each lot shall have its own driveway.

SEC. 403 R-3 RESIDENTIAL DISTRICT.

SEC. 403-1 PURPOSE: R-3 RESIDENTIAL DISTRICT.

The purpose of this District is to promote a relatively high density residential development in areas generally adjacent to the built up portions of the community and thereby providing a more orderly extension of public facilities by encouraging redevelopment to take place in these areas.

SEC. 403-2 PERMITTED USES: R-3 RESIDENTIAL DISTRICT.

The following uses are permitted in the R-3 district:

1. Single-family residential dwellings.
2. Two-family residential dwellings.
3. Accessory uses provided such uses are incidental to the principal use and do not include any activity conducted as a business. Such uses must be situated on the same lot with the principal building.
4. Accessory Apartments – As regulated by Article III, Section 307.
5. Rear Lot Development – As regulated by Article III, Section 306.
6. Signs subject to Article VI.

SEC 403-3 CONDITIONALLY PERMISSIBLE USES: R-3 RESIDENTIAL DISTRICT.

The Board of Zoning Appeals may issue conditional zoning certificates for uses listed herein subject to Article IX and other sections of Article IX referred to below:

1. Public and parochial schools subject to Subsections 101, 104, 106, 107.
2. Churches and other buildings for the purpose of

- religious worship subject to Subsections 101, 104, 108, 117.
3. Governmentally owned and/or operated parks, playgrounds and golf courses (except miniature) subject to Subsections 101, 102, 104, 105, 106, 120.
 4. Temporary buildings for uses incidental to construction work subject to Subsections 110, 111.
 5. Institutions for medical care - hospitals, clinics, sanitariums, convalescent homes, nursing homes, homes for the aged and philanthropic institutions subject to Subsections 101, 102, 104, 106, 108, 112.
 6. Cemeteries subject to statutory limitations and Subsections 101, 104, 108.
 7. Recreation uses other than those governmentally owned and/or operated such as: swimming pools, golf courses, tennis clubs, riding academies subject to Subsections 101, 102, 104, 105, 106, 112, 120 and, Article III, Section 305.33.
 8. Governmentally owned and/or operated buildings and facilities other than those listed above subject to Subsections 104, 108, 109.
 9. Strip or open pit mining or extracting operations for sand, clay, stone, gravel, coal and other natural resources subject to Subsections 115, 116, 118, 119, 120.
 10. Institutions for higher education subject to Subsections 101, 102, 104, 105, 106, 108.
 11. Home occupations subject to Subsection 125.
 12. Multi-family residential dwellings subject to Subsections 102, 103, 104, 108, 109, 114.
 13. Bed and Breakfast subject to Subsection 127.

14. Day Care Facilities subject to Subsections 101, 102, 104, 106, 107, 114.

SEC. 403-4 AREA AND HEIGHT REGULATIONS: R-3 RESIDENTIAL DISTRICT.

1. Minimum Lot Area.

- a. Single family residential dwellings:

1. 1 1/2 acres without centralized sewer and water; or,
2. 3/4 acres with centralized sewer and water.

- b. Two-family residential dwellings:

1. 2 acres without centralized sewer and water; or,
2. 1 acre with centralized sewer and water.

2. Minimum Lot Frontage.

- a. Single family dwelling:

1. 125 feet without central sewer and water; or,
2. 75 feet with central sewer or central sewer and water.

- b. Two-family dwelling:

1. 175 feet without central sewer and water; or,
2. 100 feet with central sewer or central sewer and water.

3. Minimum Lot Width at Minimum Building Setback.
 - a. Single family dwelling:
 1. 125 feet without central sewer and water; or,
 2. 75 feet with central sewer or central sewer and water.
 - b. Two-family dwelling:
 1. 175 feet without central sewer and water; or,
 2. 100 feet with central sewer or central sewer and water.
4. Maximum Lot Depth - Four times the lot width at minimum building setback line.
5. Minimum Front Yard Depth – 50 feet
6. Minimum Rear Yard Depth – 25 feet
7. Minimum Side Yard Width – 10 feet
8. Minimum First Floor Living Area Per Dwelling Unit
 - a. Minimum Living Floor Area, One Story, Single Unit – 1,200 square feet.
 - b. Minimum Living Floor Area, More than One Story, Single Unit – 1,300 square feet.
 - c. Minimum Living Floor Area, Duplex or Two-Family Unit – 1,000 square feet per family unit
9. Height Regulations – No structures shall exceed forty (40) feet in height.

10. Off-Street Parking – As regulated by Article V of this Resolution.
11. Driveways – Shall be ten (10) feet off the property line at the street right-of-way line. Each lot shall have its own driveway.

SEC. 404 C-1 LOCAL COMMERCIAL DISTRICT.

SEC. 404-1 PURPOSE.

The purpose of this district is to provide for a variety of sales, service, and administrative establishments. These establishments shall serve the needs of the community and provide opportunities in designated areas for well-planned, attractive, safe commercial development. All such uses shall have a minimal adverse impact on surrounding residential areas, and shall be clean, quiet, and free of hazardous or objectionable elements such as chemicals, noise, odor, dust, smoke, or glare and operate principally within enclosed structures.

SEC. 404-2 PERMITTED USES: C-1 LOCAL COMMERCIAL DISTRICT.

The following uses are permitted in the C-1 district:

1. Establishments engaged in providing a variety of services to individuals and business establishments such as personal services, miscellaneous business services, and other comparable services intended for the local market.
2. General merchandise stores and retail services such as drug and food stores; stationary, apparel and floral shops; garden supply and sporting goods stores; optical goods and optician services; antique, furniture and home furnishings stores, office supplies stores; beverages markets and, restaurants.
3. General and professional offices including medical offices and clinics, veterinary offices and clinics, and law offices.
4. Commercial recreation.
5. Cultural, educational, religious or philanthropic institutions, day care facilities.
6. Club, lodge, fraternal, charitable or social organizations.

7. Signs subject to Article VI.
8. Accessory uses clearly incidental to the uses permitted on the same premises.

SEC. 404-3 CONDITIONALLY PERMISSIBLE USES: C-1 LOCAL COMMERCIAL DISTRICT.

The Board of Zoning Appeals may issue conditional zoning certificates for uses listed herein subject to Article IX and other sections of Article IX referred to below:

1. Temporary buildings for uses incidental to construction work subject to Subsections 110, 111.
2. Governmentally owned and/or operated buildings and facilities subject to Subsections 104, 108, 109.
3. Tavern, Bar and Nightclubs subject to Subsections 101, 102, 105, 106, 108 and not within 500 feet of a residential use, church, park or playground, or school attended by children under the age of 16 years.
4. Parking and loading facilities as regulated in Article V of this resolution.

SEC. 404-4 AREA, HEIGHT AND LANDSCAPING REGULATIONS: C-1 LOCAL COMMERCIAL DISTRICT.

1. Minimum Front Yard Depth – Fifty (50) feet from existing or proposed right of way.
2. Minimum Rear Yard Depth – Twenty-five (25) feet, except when adjacent to a residential district and on the side adjacent to the residential district only the minimum rear yard depth shall be fifty (50) feet.
3. Minimum Side Yard Width – Twenty-five (25) feet, except when adjacent to a residential district and on the side adjacent to the residential district only the minimum side yard width shall be fifty (50) feet.

4. Height Regulations – No structures shall exceed forty (40) feet in height.
5. Parking and Loading Requirements – As regulated by Article V of this Resolution.
6. Minimum Lot Area – Adequate for sanitary sewerage disposal facilities and water supply facilities, as approved by the Ohio Environmental Protection Agency. (See Section 305-8).
7. Minimum Landscaping and Screening – Landscaping and Screening shall be as required by Article VII.
8. Street Access – Shall be constructed in accordance with the Medina County Highway Engineer's and the Ohio Department of Transportation's rules, regulations and standards.

SEC. 404-5 SITE PLAN REVIEW.

Site plan review is required per Article III, Sec. 308.

SEC. 405 C-2 HIGHWAY INTERCHANGE COMMERCIAL DISTRICT.

SEC. 405-1 PURPOSE: C-2 HIGHWAY INTERCHANGE COMMERCIAL DISTRICT.

To provide for uses which are regional in nature or all night and rest stop services necessary to the safety and convenience of the highway user. The purpose of the district is not the establishment or encouragement of local shopping, wholesaling, or industrial use which would inhibit the function of the interchange for its primary purpose of access between several highways or between highways and local roads. Driveways should be reasonably controlled and where possible access roads with controlled egress and ingress to highways and local roads should be encouraged.

SEC. 405-2 PERMITTED USE: C-2 HIGHWAY INTERCHANGE COMMERCIAL DISTRICT.

The following uses are permitted in the C-2 District:

1. Gasoline service station.
2. Garage and automotive repair and service.
3. Hotel, motel, and tourist home.
4. Personal services including dry cleaning, laundry, barber, beauty shop, shoe repair, tailor, dressmaking when connected with hotel, motel, or tourist home.
5. Restaurant and eating place.
6. Curio shop.
7. Signs subject to Article VI.
8. Accessory uses clearly incidental to the uses permitted on the same premises.

SEC. 405-3 CONDITIONALLY PERMISSIBLE USES: C-2 HIGHWAY INTERCHANGE COMMERCIAL DISTRICT.

The Board of Zoning Appeals may issue conditional zoning certificates for uses listed herein subject to Article IX and other sections of Article IX referred to below:

1. Truck servicing, including the provision of fuel and food subject to Article IX, Section 124 and 126.
2. Automotive, Truck, Van and Recreational Vehicle sales, leasing, renting and related services, including accessory repair and service garages, provided such uses are within a building; and, new and used automotive, truck, van and recreational vehicle sales lots, provided such uses are located on the same lot as the free-standing building used for the sale of new vehicles and subject to Article IX, Sections 102, 101, 126.
3. Administrative, Professional and Corporate Offices subject to Article IX, Section 103, 124 and 126.
4. Retail sales uses, with retail sales floor area in excess of 50,000 Square Feet, subject to Article IX, Section 124 and 126.

SEC 405-4 AREA, HEIGHT AND LANDSCAPING REGULATIONS: C-2 HIGHWAY INTERCHANGE COMMERCIAL DISTRICT.

1. Minimum Front Yard Depth - Fifty (50) feet.
2. Minimum Rear Yard Depth - Twenty-five (25) feet, except when located adjacent to a residential area the minimum rear yard depth shall be fifty (50) feet .
3. Minimum Side Yard Width - Twenty-five (25) feet, except when adjacent to a residential district and on the side adjacent to the residential district only the minimum side yard width shall be fifty (50) feet.
4. Height Regulations – No structures shall exceed forty (40) feet in height.
5. Parking and Loading Requirements - As regulated by Article

V of this Resolution.

6. Driveways and Access - In the interest of public safety and to encourage the sound development of highway frontage near interchanges, the following provisions shall apply:
 - a. Access Barrier - Each building or group of buildings and its parking or service areas, shall be physically separated from the highway or thoroughfare by a curb, planting strip, or other suitable barrier against unchanneled motor vehicle access.
 - b. Driveways - Each separate use, grouping of attached buildings, or grouping of uses in a single integrated plan, shall have not more than one (1) driveway to any one (1) highway or thoroughfare. Insofar as practicable, the use of common driveways by two (2) or more uses shall be provided in order to reduce the number or closeness of access points along the highways or thoroughfares, and to encourage the fronting of structures upon a parallel frontage access road and not directly upon a public highway or thoroughfare. Insofar as practicable no driveway shall be closer than two hundred (200) feet from the intersection of the rights-of-way of the township or county highway or thoroughfare. In addition, no driveway shall be closer than six hundred (600) feet from the intersection of the rights-of-way of the highway or thoroughfares unless written approval of the State Highway Department is submitted to the Zoning Inspector prior to the issuance of a zoning certificate or conditional zoning certificate.
7. Minimum Lot Area - Adequate for sanitary sewage disposal facilities as approved by the Ohio Environmental Protection Agency. (See Section 305-8).

8. Minimum Landscaping and Screening – Landscaping and Screening shall be as required by Article VII.

SEC. 405-5 SITE PLAN REVIEW.

Site plan review is required as per Article III, Sec. 308.

SEC. 406 I-1 LIGHT INDUSTRIAL DISTRICT.

SEC. 406-1 PURPOSE: LIGHT INDUSTRIAL DISTRICT.

To provide for and accommodate light industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling and distributions, free from the encroachment of residential, retail, and institutional uses. The uses allowed are those which because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts and which because of their special nature, products, or processes, require locations separate from the objectionable characteristics of heavy industries.

SEC. 406-2 PERMITTED USES: I-1 LIGHT INDUSTRIAL DISTRICT.

The following uses are permitted in an I-1 district:

1. Off-street public parking and garage.
2. Warehousing.
3. Wholesale establishments.
4. Uses comparable and similar in nature to those above. An application for a permit for a use not specifically listed in the permitted use classification shall be submitted to the Zoning Commission for determination as to whether the use proposed is similar to the uses permitted in the district. If they find it would be a logical expansion of the uses and not a variance applying to a particular situation, they shall recommend such approval to the Trustees, and after confirmation of the Trustees, the use found "similar" shall thereafter be included in the list of uses permitted.

Similar uses shall be determined in compliance with each of the following criteria:

- a. That such use is not listed in any other classification of permitted buildings or uses.

- b. That such use does not create dangers to health and safety, and does not create offensive noise, vibration, air pollution, glare or other objectionable influences to an extent greater than normally resulting from other uses listed.
 - c. That such a use does not create traffic to a greater extent than the other uses listed.
 - d. That such use would be an asset to the community and be related more closely to the basic characteristics of the classification to which it is proposed to be added than to any other classification.
5. The following uses provided storage is within an enclosed building or an area enclosed on all sides by a solid wall or solid, continuous fence that is at least six feet in height and has openings totaling no more than 15 percent of the total surface area of the walled or fenced in enclosure:
- a. Building materials, sales yard and lumber yard including mill work when within a completely enclosed building;
 - b. Contractor's equipment storage yard or plant, or storage and rental of equipment commonly used by contractors;
 - c. Fuel, food and goods distribution, warehousing and storage. The storage of inflammable liquids and hazardous materials shall be in compliance with the Ohio Fire Code and rules

promulgated Ohio State Fire Marshals' Office and the Ohio Environmental Protection Agency. The underground storage of inflammable liquids is not permitted within three hundred (300) feet of any residential district;

- d. Motor freight garage, truck or transfer terminal office, warehousing and storage;
 - e. Public storage garage and yards; and,
 - f. Storage and sale of grain and livestock feed provided dust and vermin are effectively controlled.
- 6. Signs subject to Article VI.
 - 7. Accessory uses clearly incidental to the uses permitted on the same premises.
 - 8. Public self-storage facilities, provided:
 - a. Storage is inside buildings only; and
 - b. Master key is available for fire inspection purposes.

SEC. 406-3 CONDITIONALLY PERMISSIBLE USES: I-1 LIGHT INDUSTRIAL DISTRICT.

The Board of Zoning Appeals may issue conditional zoning certificates for uses listed herein subject to Article IX and other sections of Article IX referred to below.

- 1. Temporary buildings for uses incidental to construction work subject to Subsections 110, 111.
- 2. Governmentally owned and/or operated buildings and facilities subject to Subsections 104, 108, 109.

3. Strip or open pit mining or extracting operations for sand, clay, stone, gravel, coal and other natural resources subject to Subsections 115, 116, 118, 119, 120.

SEC. 406-4 AREA, HEIGHT AND LANDSCAPING REGULATIONS: I-1 LIGHT INDUSTRIAL DISTRICT.

1. Minimum Front Yard Depth - Fifty (50) feet.
2. Minimum Rear Yard Depth - Twenty-five (25) feet, except as otherwise required in Sec. 406-2 above and when located adjacent to a residential area the minimum rear yard depth shall be fifty (50) feet.
3. Minimum Side Yard Width - Twenty-five (25) feet except as otherwise required in Sec. 406-2 above and when located adjacent to a residential area the minimum rear yard depth shall be fifty (50) feet.
4. Height Regulations -No structures shall exceed forty (40) feet in height.
5. Parking and Loading Requirements - As regulated by Article V of this Resolution.
6. Minimum Lot Area - Adequate for sanitary sewage disposal facilities and water supply facilities as approved by the Ohio Environmental Protection Agency (See section 305-8).
7. Minimum Landscaping and Screening - Landscaping and screening shall be as required by Article VII.
8. Street Access - Shall be constructed in accordance with the Medina County Highway Engineer's and the Ohio Department of Transportation's rules, regulations and standards.
9. Off Street Parking and Loading. As regulated by Article V of this Resolution.

SEC. 406-5 SITE PLAN REVIEW.

Site plan review is required as per Article III, Sec. 308.

SEC. 407 I-2 HEAVY INDUSTRIAL DISTRICT.

SEC. 407-1 PURPOSE: I-2 HEAVY INDUSTRIAL DISTRICT.

To provide for and accommodate light and heavy industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling distribution and disposal, free from the encroachment of residential, retail, and institutional uses. In addition to the residential, commercial and light industrial districts, the uses listed are intended to complete the full range of activities necessary for functioning of a community but because of certain objectionable characteristics should be placed in a separate district.

SEC. 407-2 PERMITTED USES: I-2 HEAVY INDUSTRIAL DISTRICT.

The following uses are permitted in an I-2 district:

1. Off-street public parking lot and garage.
2. Warehousing.
3. Wholesale establishments.
4. Building materials, sales yard and lumber yard including mill work.
5. Contractor's equipment storage yard or plant, or storage and rental of equipment commonly used by contractors.
6. Fuel, food and goods distribution station, warehouse, and storage.
7. Motor freight garage, truck or transfer terminal, office, warehousing and storage.
8. Public storage garage and yards.
9. Storage and sale of grain and livestock feed provided dust is effectively controlled during all operations.
10. Uses comparable and similar to any of the above uses.

An application for a permit for a use not specifically listed in the permitted use classification shall be submitted to the Zoning Commission for determination as to whether the use proposed is similar to the uses permitted in the district. If they find it would be a logical expansion of the uses and not a variance applying to a particular situation, they shall recommend such approval to the Trustees, and after confirmation of the Trustees, the use found "similar" shall thereafter be included in the list of uses permitted.

Similar uses shall be determined in compliance with each of the following criteria:

- a. That such use is not listed in any other classification of permitted buildings or uses.
- b. That such use does not create dangers to health and safety, and does not create offensive noise, vibration, air pollution, glare or other objectionable influences to an extent greater than normally resulting from other uses listed.
- c. That such a use does not create traffic to a greater extent than the other uses listed.
- d. That such use would be an asset to the community and be related more closely to the basic characteristics of the classification to which it is proposed to be added than to any other classification.

- 11. Signs subject to Article VI.
- 12. Accessory uses clearly incidental to the uses permitted on the same premises.

SEC. 407-3 CONDITIONALLY PERMISSIBLE USES: I-2 HEAVY INDUSTRIAL DISTRICT.

The Board of Zoning Appeals may issue conditional zoning certificates for uses listed herein subject to Article IX and other sections of Article IX referred to as follows:

1. Governmentally owned and/or operated buildings and facilities subject to Subsections 104, 108, 109, 126.
2. Sawmill, the manufacture of excelsior, wood fibers or sawdust products subject to Subsection 126.
3. Temporary buildings for uses incidental to construction work subject to Subsections 110, 111, 126.
4. Strip or open pit mining or extracting operations for sand, clay, stone, gravel, coal and other natural resources subject to Subsections 115, 116, 118, 119, 120, 126.

SEC. 407-4 AREA HEIGHT AND LANDSCAPING REGULATIONS: I-2 HEAVY INDUSTRIAL DISTRICT.

1. Minimum Front Yard Depth - Fifty (50) feet.
2. Minimum Rear Yard Depth - Twenty-five (25) feet, except when located adjacent to a residential area the minimum rear yard depth shall be fifty (50) feet.
3. Minimum Side Yard Depth - Twenty-five (25) feet, except when located adjacent to a residential area the minimum side yard depth shall be fifty (50) feet.
4. Height Regulations -No structures shall exceed forty (40) feet in height.
5. Minimum Lot Area - Adequate for sanitary sewage disposal facilities and water supply facilities as approved by the Ohio

Environmental Protection Agency (See Section 305-8).

6. Minimum Landscaping - Landscaping and screening shall be as required by Article VII.
7. Street Access. Shall be constructed in accordance with the Medina County Highway Engineer's and the Ohio Department of Transportation's rules, regulations and standards.
8. Off Street Parking and Loading. As regulated by Article V of this Resolution.

SEC. 407-5 SITE PLAN REVIEW.

Site plan review is required as per Article III, Sec. 308.