

1171.03 SCHEDULE OF PERMITTED BUILDINGS AND USES.

The following schedule enumerates all main, conditional and accessory buildings and uses which are permitted in the Industrial "A" and Research Manufacturing Districts.

Those buildings and uses which are permitted and regulated as main, conditional and accessory uses in a given Industrial District are designated by an "M", "C" or "A", respectively, placed opposite the use and in the columns under the districts in which such use is permitted.

SCHEDULE OF PERMITTED BUILDINGS AND USES FOR INDUSTRIAL DISTRICTS

PERMITTED BUILDINGS AND USES	ZONING DISTRICT	
	INDUSTRIAL "A"	RESEARCH MANUFACTURING
(a) Manufacturing of the following products and processes:		
(1) Aircraft and automotive.	M	-
(2) Chemicals (household and industrial).	M	-
(3) Electric products and equipment.	M	-
(4) Heating and plumbing equipment.	M	-
(5) Metal products, including business machines, instruments, agricultural machinery, fabrication of cabinets and furniture, stamping and extrusion of small parts.	M	-
(6) Paper and plastic products.	M	-
(7) Tools and hardware, including hand tools, cutlery, die and pattern making; other small machine shops.	M	-
(8) Wood products, including furniture, boxes and crates.	M	M
(9) Musical, medical and scientific instruments and appliances; business machines.	M	M
(10) Domestic electrical equipment.	M	M
(11) Hand tools, cutlery and kitchen utensils.	M	M
(12) Metal furniture.	M	M
(13) Cameras, watches and clocks.	M	M
(14) Cosmetics and drugs.	M	M
(15) Toys, sporting goods and athletic equipment.	M	M
(16) Clothing and other textiles.	M	M
(b) Industrial service shops, including:		
(1) Contractors	M	M
(2) Plumbing	M	M
(3) Heating, venting and air conditioning	M	M
(4) Painting	M	M
(5) Landscaping	M	-
(6) Ornamental iron	M	-
(7) Upholstering	M	-
(8) Monument works	M	-

EXHIBIT A

(9) Welding shops	M	-
(c) Warehouses, including self-storage facilities ² and wholesale establishments, but excluding truck terminals.	M	M
(d) Food and drink establishments; bakeries; creameries; ice manufacturing establishments; soft drink bottling establishments; wineries.	M	-
(e) Laboratories, including research, experimental and testing.	M	M
(f) All types of printing, engraving, binding and publishing establishments.	M	M
(g) Public or private utilities.	M	M
(h) Offices and training schools of a private, technical or professional nature.	M	M
(i) Indoor storage and sale of building materials.	M	M
(j) Outdoor storage of materials in side or rear yards, but not within fifty feet of street or residence district boundary line. Such storage shall be screened completely from public view by landscaping or a close-boarded fence.	M	M
(k) Heliports.	C ¹	C ¹
(l) Accessory buildings and uses.	A	A
(m) Off-street parking and loading.	A	A
(n) Signs.	A	A
(o) Maintenance/storage facilities ³ within wholly enclosed buildings.	A	A
(p) Employee lunchrooms.	A	A
(q) Childcare.	A	A
(r) Exercise or physical therapy room.	A	A
(s) Incineration facilities within an approved structure.	A	A
(t) Medical m Marijuana cultivation facilities, processing facilities, testing laboratories, and dispensaries. ⁴	M	-

¹ See Chapter 1166 for specific conditions on Heliports.

² See Section 1170.03(H)(3) for specific conditions on Self-Storage Facilities.

³ See Section 1170.03(I)(3) for specific conditions on storage facilities related to a Main Use, not including Self-Storage Facilities.

⁴ **See Section 3796.30 of the Ohio Revised Code for activities prohibited near Schools, Churches, Libraries, Playgrounds, or Parks relating to State licensed marijuana cultivation facilities, processing facilities, testing laboratories, and dispensaries.**

1171.07 SCHEDULE OF YARD AND HEIGHT REGULATIONS.

ZONING DISTRICT	USES	MINIMUM REQUIRED YARD SETBACK ADJACENT TO RESIDENTIAL DISTRICT			SETBACK NOT ADJACENT TO RESIDENTIAL DISTRICT		MAXIMUM HEIGHT (stories or ft.)
		FRONT (ft.)	SIDE (ft.)	REAR (ft.)	SIDE	REAR	
Industrial "A"	(a) Industrial service shops, including:						
	(1) Contractors	10	10	10	-	-	None ¹
	(2) Plumbing	10	10	10	-	-	None ¹
	(3) Heating, ventilation and air conditioning	10	10	10	-	-	None ¹
	(4) Painting	10	10	10	-	-	None ¹
	(5) Landscaping	10	10	10	-	-	None ¹
	(6) Ornamental iron	10	10	10	-	-	None ¹
	(7) Upholstering	10	10	10	-	-	None ¹
	(8) Monument works	10	10	10	-	-	None ¹
	(9) Welding shops	10	10	10	-	-	None ¹
	(10) Warehouses, including self-storage facilities and wholesalc establishments, but excluding truck terminals.	10	10	10	-	-	None ¹
	(11) Food and drink establishments; bakeries; creameries; ice manufacturing establishments; soft drink bottling establishments; wineries.	10	10	10	-	-	None ¹
	(12) Laboratories, including research, experimental and testing.						
	(13) All types of printing, engraving, binding and publishing establishments.	10	10	10	-	-	None ¹
(14) Medical Marijuana cultivation facilities, processing facilities, testing laboratories, and dispensaries	10	10	10	-	-	None ¹	
All other permitted uses	150	50	100	-	-	None ¹	
Research Manufacturing	All permitted main, conditional and accessory uses	60	60	75	30 unless side yard abuts street, then set-back is 40	40	25 ft. except that service towers, chimneys, flagpoles and similar features may exceed this height limit, provided that they do not occupy more than 10% of the horizontal roof area.

¹ For Current height regulations, see Chapter 1185 and specific height standard on City Zoning District Map. Current height standards range from 35 to 100 ft.

** Setback is measured from the centerline of the road.

*** For side yards abutting a road, the side yard shall be not less than the setbacks established for buildings or that land.

1177.03 PERMITTED BUILDINGS AND USES.

The following schedule enumerates all main, conditional and accessory buildings and uses which are permitted in Industrial Park Districts. Those buildings and uses which are permitted and regulated as main, conditional and accessory uses are designated by an "M", "C" or "A."

SCHEDULE OF PERMITTED BUILDINGS AND USES IN INDUSTRIAL PARK DISTRICTS

PERMITTED BUILDINGS AND USES	USE CLASSIFICATION
(a) Manufacturing of the following products and processes:	
(1) Aircraft and automotive.	M
(2) Chemicals (household and industrial).	M
(3) Electric products and equipment., including microprocessors, electronic circuitry and related materials.	M
(4) Heating and plumbing equipment.	M
(5) Metal products, including business machines, instruments, agricultural and industrial machinery, fabrication of cabinets and furniture, stamping and extrusion of small parts.	M
(6) Paper and plastic products, including relate equipment.	M
(7) Tools and hardware, including hand tools, cutlery, die and pattern making; other small machine shops.	M
(8) Wood products, including furniture, boxes and crates.	M
(9) Musical, medical and scientific instruments and appliances; business machines.	M
(10) Electrical equipment.	M
(11) Hand tools, cutlery and kitchen utensils.	M
(12) Metal furniture.	M
(13) Cameras, watches and clocks.	M
(14) Cosmetics and drugs, including pharmaceutical materials.	M
(15) Toys, sporting goods and athletic equipment.	M
(16) Clothing and other textiles.	M
(b) Industrial service shops, including:	
(1) Contractors.	M
(2) Plumbing.	M
(3) Heating, venting and air conditioning.	M
(4) Painting.	M
(5) Landscaping.	M
(6) Ornamental iron.	M
(7) Upholstering.	M
(8) Monument works.	M
(9) Welding shops.	M
(c) Food and drink establishments; bakeries; creameries; ice manufacturing establishments; soft drink bottling establishments; wineries.	M
(d) Laboratories, including research, experimental and testing.	M

EXHIBIT C

(e) All types of printing, engraving, binding and publishing establishments.	M
(f) Public or private utilities.	M
(g) Outdoor storage of materials in side or rear yards, but not within fifty feet of street or residence district boundary line. Such storage shall be screened completely from public view by landscaping or a close-boarded fence.	M
(h) Warehouses, including self-storage facilities ² and wholesale establishments, but excluding truck terminals.	M
(i) Heliports.	C ¹
(j) Office buildings:	
(1) Administrative; executive; financial; governmental; professional, including medical laboratories and clinics.	M
(2) Sales offices including telephone call centers.	M
(k) Medical-m Marijuana cultivation facilities, processing facilities, testing laboratories, and dispensaries. ⁴	M
(l) Off-street parking and loading facilities.	A
(m) Signs.	A
(n) Maintenance/storage facilities ³ within wholly enclosed buildings.	A
(o) Employee lunchrooms.	A
(p) Exercise or physical therapy rooms.	A
(q) Incineration facilities within an approved structure.	A
(r) Day-care facilities.	C or A

¹ See Chapter 1166 for specific conditions on Heliports.

² See Section 1170.03(H)(3) for specific conditions on Self-Storage Facilities.

³ See Section 1170.03(I)(3) for specific conditions on storage facilities related to a Main Use, not including Self-Storage Facilities.

⁴ **See Section 3796.30 of the Ohio Revised Code for activities prohibited near Schools, Churches, Libraries, Playgrounds, or Parks relating to State licensed marijuana cultivation facilities, processing facilities, testing laboratories, and dispensaries.**