

M-1 — Industrial District

Article VII. M-1 — Industrial District**Section 7.00 Purpose**

The purpose for this district is to reasonably regulate the development and use of land for light manufacturing, research, assembly, and service establishments.

Section 7.01 Permitted Principal Buildings, Structures, and Uses

- A. All permitted principal buildings, structures and uses as defined in Article VIII (P-O), Section 8.01., and Article VI (B-1), Section 6.01.
- B. Professional, medical, administrative, business and sales offices and office buildings
- C. Data and word processing activities, and computer operations
- D. Manufacturing, production or fabrication of the following, but excluding operations involving reduction, refining or chemical conversion of primary raw materials:
 1. Precision electrical or electro mechanical equipment
 2. Precision instruments, including clocks, cameras and other photo equipment, optical goods, business machines, surgical and dental instruments
 3. Printing and reproduction products, including engraving and bookbinding
 4. Assembly or creation of products made of plastic, rubber, wood and metal.
- E. Warehouses and commercial and household storage facilities including self storage units
- F. Wholesaling operations for
 1. Drugs, chemicals and allied products
 2. Dry goods and apparel
 3. Groceries and related products
 4. Electrical goods
 5. Hardware, plumbing and heating equipment and supplies
 6. Paper and its products
 7. Furniture and home furnishings

Section 7.02 *Permitted Accessory Buildings, Structures, and Uses;*

The following permitted accessory buildings, structures and uses shall be incidental or subordinate to the principal permitted building, structure or use.

- A. Wind system devices.
- B. Fences and walls in accordance with the following regulations:
 - 1. Fences and walls shall be erected outside of the right-of-way of any public or private road.
 - 2. Fences and walls shall not block or impede clear sight distance of vehicle operators at the intersection of any public or private road.
 - 3. Fences and walls shall not be constructed in any manner likely to cause physical injury.
 - 4. Fences and walls shall not be unsafe, unsightly, or be in danger of falling.
- C. Parking lot in accordance with Article XI, recreation areas, clinics and cafeterias for the use of employees, storage of materials and equipment, heating and cooling power plants, water tanks and refuse disposal systems, subject to the following limitations:
 - 1. That all accessory facilities shall serve only the premises to which they are accessory, and no other.
 - 2. That clinics, cafeterias and recreation areas shall be conducted within a main or accessory building, for the exclusive use of the occupants, employees and business invitees of the main use.
 - 3. That all storage of motor vehicles, equipment, supplies and refuse shall be located entirely within a building or in underground containers, or otherwise shall be effectively screened from the view of the public and of the occupants of adjacent properties.
- D. Storing and Processing of trees and logs.
- E. Ponds and Fire Protection

For the purpose of protection of public safety, the developers of all structures or buildings having a total floor area of twelve thousand (12000) square feet or greater or a major subdivision shall construct a pond with a dry fire hydrant in accordance with the following regulations.

- 1. Regulations for construction of ponds
 - a. All ponds shall be a minimum of 100 feet from septic system lines and leach beds and shall be a minimum of 10 feet from any lot lines or road right away.

- b. All ponds shall conform to the guidelines and recommendations of the Geauga Soil and Water Conservation District.
 - c. The location of a pond shall be subject to review by the Newbury Volunteer Fire Department to determine accessibility by firefighting equipment.
2. Regulations of Dry Fire Hydrant Installation
 - a. A Dry fire hydrant for fire protection purposes shall be constructed of materials and installed in accordance with the drawing entitled "Dry Hydrant Assembly" prepared by and maintained by the Newbury Volunteer Fire Department.
 - b. Location: A dry fire hydrant shall be installed so that the hydrant head is within a range of 6 to 8 feet of the public road serving the subdivision for accessibility of firefighting equipment. The Newbury Volunteer Fire Department shall have the perpetual right of access to the dry fire hydrant.
 3. Application, Review, and Approval
 - a. Application for the installation of a dry fire hydrant shall be made to the zoning inspector, who shall forward a copy to the Newbury Volunteer Fire Department within 10 days of receipt.
 - b. The application shall be made in writing on a form provided by the zoning inspector relating to an application for a Zoning Certificate and shall include the following.
 - i. Owner's name, address, and telephone number. The address (es) of the affected lot(s) if different from the owners mailing address.
 - ii. A drawing showing the dimensions of the dry fire hydrant and its installation in relation to the ground and water surfaces.
 - iii. A site plan showing the dimensions of the pond, the distance of the pond to the lot lines, septic system lines and leach beds, and the distance of the pond to the adjacent road(s) or driveways(s).
 - c. The Newbury Volunteer Fire Department shall recommend approving or denying the application within 15 days of receipt.

4. Fire Protection

For the purpose of public safety the real property owner(s) or developer(s) within a commercial subdivision shall install a Knox-Box rapid entry system for emergency access to each building on said property. The Newbury Volunteer Fire Department must approve the type, installation, and location of the Knox-Boxes.

- F. Signs in accordance with Article XII

Section 7.03 *Zoning Certificate Requirements*

Zoning Certificates are required for all occupancies by the owner or tenants pursuant with Article XVIII.

Section 7.04 *Conditional Buildings, Structures, and Uses*

Conditional buildings, structures, and uses may be allowed in accordance with Article X and the following conditions:

A. Township and other governmental buildings

Conditions for township and other governmental buildings shall be as specified in Section 6.04B.

B. Funeral homes but not including crematoriums

Conditions for funeral homes shall be as specified in Section 6.04E.

C. Hospitals and veterinary hospitals

Conditions for hospitals and veterinary hospitals shall be as specified in Section 6.04f and G.

D. Service stations

Conditions for service stations shall be as specified in Section 6.04J.

E. Landscaping, land excavating, tree and yard maintenance establishments:

Conditions for landscaping, land excavating, tree, and yard maintenance establishments

1. A landscaping, tree, or yard maintenance establishment shall conform to all of the regulations for the zoning district in which it is located.
2. The number of off-street parking spaces shall be in accordance with Article XI.
3. Signs shall be in accordance with Article XII.
4. No equipment, vehicles, trees, logs, stumps, debris, landscaping materials, excavated soil, gravel or boulders shall be stored, displayed or disposed of within the required yard areas.

F. Vehicle sales, leasing and renting establishments

Conditions for vehicle sales, leasing, and rental establishments:

1. No vehicles shall be parked within any required yard area.
2. No vehicle shall be parked within one hundred (100) feet of the road right of way.

3. The number of off-street parking spaces shall be in accordance with Article XI.
4. Signs shall be in accordance with Article XII.
5. Vehicle sales, leasing, and rental establishments shall comply with all the regulations for the zoning district in which it is located and with Section 7.07.

G. Vehicle repair garages

Conditions for vehicle repair garages:

1. A vehicle repair garage shall conform with all the regulations for the M-1 zoning district.
2. The number of off-street parking spaces shall be in accordance with Article XI.
3. Signs shall be in accordance with Article XII.

Section 7.05 *Minimum Lot Area*

The minimum lot area shall be five (5) acres.

Section 7.06 *Minimum Lot Width*

- A. The minimum lot width for any lot shall be three hundred (300) feet, except for lots located on a permanent cul-de-sac road turnaround.
- B. For any lot located on a permanent cul-de-sac road turnaround the minimum lot width shall be sixty (60) feet at the front lot line and three hundred (300) feet at the building setback.

Section 7.07 *Minimum Yards*

The minimum yards for all buildings, structures and uses including accessory buildings, structures and uses shall be as follows:

- A. Front yard: one hundred (100) feet from the edge of the road right of way with no parking or storage or display.
- B. Each side yard: Twenty-five (25) feet, except a side yard abutting a residential district shall comply with the following lot size schedule:
 1. 0.00 acres to 4.99 acres shall be one hundred fifty (150) feet.
 2. 5.00 acres to 9.99 acres shall be two hundred fifty (250) feet.
 3. 10.00 acres and greater than 10.00 acres shall be three hundred and fifty (350) feet.

- C. Rear yard: Fifty (50) feet, except a rear yard abutting a residential district shall comply with the following lot size schedule:
1. 0.00 acres to 4.99 acres shall be one hundred fifty (150) feet.
 2. 5.00 acres to 9.99 acres shall be two hundred fifty (250) feet.
 3. 10.00 acres and greater than 10.00 acres shall be three hundred and fifty (350) feet.
- D. Each corner lot side yard shall be seventy-five (75) feet from the edge of the road right of way with no parking, storage, or outside display permitted.
- E. Any building, structure or use that abuts a residential district shall be set back accordingly, based upon the following lot size, from a residential district.
1. 0.00 acres to 4.99 acres shall be one hundred fifty (150) feet.
 2. 5.00 acres to 9.99 acres shall be two hundred fifty (250) feet.
 3. 10.00 acres and greater than 10.00 acres shall be three hundred and fifty (350) feet.
- F. Existing vegetation within any side yard and rear yard abutting a residential district shall be preserved to the maximum possible extent.
- G. Any building, structure, or use that abuts a passive park district or active park district shall be set back a minimum of seventy-five (75) feet from a passive park district or an active park district.

Section 7.08 *Maximum Height*

The maximum height for all buildings, structures, and uses shall be thirty-five (35) feet and as set forth in Section 5.07

Section 7.09 *Maximum Lot Coverage*

The maximum lot coverage for all buildings, structures, and uses, including parking, storage, or display shall be fifty (50) percent.

Section 7.10 *Minimum Floor Area*

The minimum floor area for any building or structure shall be nine hundred (900) square feet.

Floor area shall be calculated in accordance with Section 2.01.

Section 7.11 *Permitted Buildings, Structures and Uses in Required Yards*

Permitted buildings, structures and uses in required yard areas shall be as set forth in Section 5.06

Section 7.12 *Driveways*

Refer to Section 11.07 for driveway regulations.

Section 7.13 *Screening and Landscaping*

All yards shall be entirely landscaped. Where the lot line of a lot abuts a residential district, a strip of land that is not less than ten feet (10) in width and running the length of the side and or rear yards adjacent to existing residential districts, and densely planted with trees or mounded, must be maintained along such boundary lines so as to form a year - round dense visual screen from the existing residential districts. The screen must have a minimum height of eight (8) feet from existing grade. The screening and landscaping shall be approved by the Zoning Inspector for permitted uses and by the Board of Zoning Appeals for conditional uses or for uses allowed by a variance. All screening and landscaping shall be installed within twelve (12) months from the date of issuance of the Zoning Certificate or the conditional Zoning Certificate, whichever is applicable.

All existing vegetation on a lot within 150 feet and less of a residential district shall be preserved to the maximum possible extent to effectively screen any proposed or future use from existing residential districts.

Section 7.14 *Lighting*

All sources of illumination of the exterior of buildings or grounds shall be shielded so as not to cause direct glare and shall be directed away from any lot lines and toward the principal building and parking area on a lot.

To this end and to minimize light trespass, all lighting fixtures with lamps rated at initial lumens of two thousand five hundred (2,500) or greater shall be the full cutoff type. For purposes of this regulation, a full cutoff light fixture is defined as one, which emits no light above a horizontal plane drawn through the lowest part of the fixture.

Exterior lighted signs shall utilize lighting, which shines against the sign so that the light emitted directly from the fixture is not shining beyond the boundaries of the sign.

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