

ORDINANCE NO. 2018-13

**AN ORDINANCE AMENDING SECTION 1125.04- I-1 LIGHT INDUSTRIAL DISTRICT,
WITHIN CHAPTER 1125 -NONRESIDENCE DISTRICTS, OF THE PLANNING AND ZONING
CODE OF THE CODIFIED ORDINANCES OF THE CITY OF HURON**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That Section 1125.04- I-1 Light Industrial District within Chapter 1125 - Nonresidence Districts, of the Planning and Zoning Code of the Codified Ordinances of the City of Huron **WHICH CURRENTLY READS AS FOLLOWS:** (refer to Exhibit "A" attached) , shall be and hereby is amended.

SECTION 2. That Section 1125.04 I-1 Light Industrial District within Chapter 1125- Nonresidence Districts of the Planning and Zoning Code of the Codified Ordinances of the City of Huron is hereby amended to read as follows: (refer to Exhibit "B" attached)

SECTION 3. Section 1125.04 –I-1 Light Industrial District, as existing prior to the adoption of this Ordinance shall be, and the same hereby is, repealed.

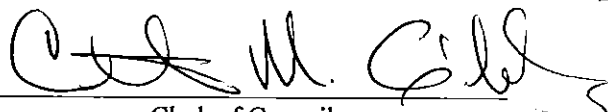
SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C.121.22.

SECTION 5. This ordinance will take effect thirty (30) days following adoption.



Brad Hartung, Mayor

ATTEST:



Clerk of Council

ADOPTED:

26 JUN 2018

1125.04 I-1 LIGHT INDUSTRIAL DISTRICT.

(a) Principal Permitted Uses. Any use permitted and as regulated in the B-3 District, and except for uses and processes prohibited herein, the manufacturing, compounding, processing, packaging and assembling of products specified in the following:

- (1) Bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products; except meat products, sauerkraut, vinegar, yeast and the rendering or refining of fat or oils.
- (2) Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal, except where presses over twenty tons rated capacity are employed, shell, textiles, tobacco, wax, wood, except where saw and planing mills are employed, yards.
- (3) Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.
- (4) Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.
- (5) Electrical appliances, instruments, devices and equipment, television sets, radios, phonographs.
- (6) Electric and neon signs, billboards and other commercial advertising structures; light sheet metal products including heating and ventilating equipment, cornices, eaves.
- (7) Experimental, film or testing laboratories, provided no operation is conducted or equipment used which would create hazards, noxious or offensive conditions.

(b) Conditionally Permitted Uses. The following uses, provided no part of a building occupied by such uses has any opening other than stationary windows or required fire exits within 100 feet of any R District, and as authorized by the Board of Building and Zoning Appeals subject to such further conditions and requirements, as in the opinion of the Board are necessary to protect adjacent property and prevent conditions which may become noxious or offensive:

- (1) Adhesive manufacture, not including the refining or recovery of products from fish, animal refuse or offal.
- (2) Blacksmith, welding or other metalworking shop, machine shop, excluding punch presses over twenty tons rated capacity, drop hammers and other noise-producing machine operated tools.
- (3) Foundry, casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.
- (4) Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.
- (5) Ice manufacturing and cold storage plant.
- (6) Inflammable liquids, underground storage only, not to exceed 25,000 gallons.

- (7) Building materials sales yards, lumber yards including millwork, open yards for storage and sale of feed and/or fuel.
- (8) Planned development projects, subject to the provisions of Section 1126.05.

(c) Accessory Uses. Accessory uses and structures permitted and as regulated in the B-3 District, except as hereinafter modified and such other uses and structures customarily accessory and incidental to any of the foregoing principal permitted uses, except for uses prohibited in an I-1 District.

(d) Required Conditions.

- (1) All businesses, services or processing shall be conducted wholly within a completely enclosed building, except for the sale of automobile fuel, lubricants and fluids at service stations, establishments of the drive-in type, loading and unloading operations, parking, the outdoor display or storage of vehicles, materials and equipment and the following uses specified above; inflammable liquids; building materials sales yards, etc.
- (2) No building customarily used for night operation, such as a bakery or milk bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any R District, and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any R District.

(e) Prohibited Uses. The following uses and any use which is first permitted or prohibited in the I-2 District:

- (1) Dwelling and residences of any kind, including motels; also schools, hospitals, clinics, convalescent or nursing homes, and other institutions for human care, except where incidental to a permitted principal use; provided, however, that any of the aforesaid uses legally existing in the I-1 District at the time of adoption of this Zoning Ordinance, or any amendment thereto, shall not be classified as a nonconforming use as defined in Section 1121.04 and subject to the provisions of Section 1121.07.
- (2) No use shall be permitted or authorized to be established or maintained, which, when conducted under adequate conditions and safeguards in compliance with the provisions of this Zoning Ordinance, and any additional conditions or requirements prescribed by the Board, is or may become hazardous, noxious or offensive due to emission of odor, dust, smoke, cinders, gas fumes, radioactivity, noise, vibration, beat frequency, refuse matter or water-carried waste.

(f) Height Regulations. Within 100 feet of any R District, no structure shall exceed three stories or fifty feet in height, and no structure otherwise shall exceed in height the distance measured to the centerline of any adjoining street, except as provided in Section 1137.02. (Ord. 1990-20. Passed 11-26-90.)

(g) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed; except as otherwise provided herein:

<u>Lot Area</u>	<u>Frontage</u>	<u>Front Yard Depth</u>	<u>Side Yard Width</u>	<u>Rear Yard Depth</u>
Nonresidential	30 ft.	25 ft.	None except adjoining R District - then not less than 25 feet each.	1-story: 30 feet
Dwellings or residential parts of nonresidential dwellings				Not permitted in District
Existing dwelling (Ord. 1998-39. Passed 12-7-98.)				Same as R-3

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- (7) Building materials sales yards, lumber yards including millwork, open yards for storage and sale of feed and/or fuel.
- (8) Planned development projects, subject to the provisions of Section 1126.05.
- (9) Medical Marijuana Retail Dispensaries as authorized by ORC 3796 et seq and Chapter 751 of these Ordinances.

(c) Accessory Uses. Accessory uses and structures permitted and as regulated in the B-3 District, except as hereinafter modified and such other uses and structures customarily accessory and incidental to any of the foregoing principal permitted uses, except for uses prohibited in an I-1 District.

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