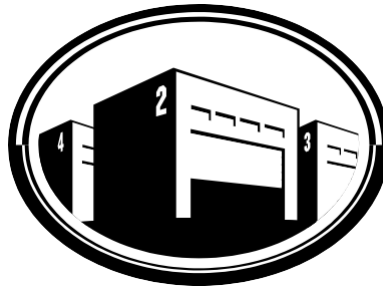


ARTICLE 12 ~ MANUFACTURING DISTRICTS



Section 12.00 Light Manufacturing District (M-1)

Section 12.00.A Purpose

The Light Manufacturing District (M-1) is hereby established in the Jersey Township Zoning Resolution to provide a zoning tool to implement the light manufacturing recommendations of the Jersey Township Comprehensive Plan. M-1 districts are intended for single lot or small scale development. Small scale development shall mean projects on lots twenty (20) acres or less. The M-1 districts should be located in the following areas identified by the Jersey Township Comprehensive Plan Future Land Use Map.

- Innovation Employment
- MCOB Sub Area A

Large scale or mixed use developments should utilize the Mixed Use Office District (MUO) or Planned Professional research Office District (PPROD) of the zoning resolution. Large scale development shall mean projects on lots over twenty (20) acres. Light manufacturing shall provide for the manufacture, predominantly from previously prepared materials, of finished products or parts. This includes the processing, fabrication, assembly, treatment and packaging of such products, and may include the incidental storage, sales, and distribution of such products. Said light manufacturing activities occur in an enclosed structure and have limited if any outdoor storage. Should outdoor storage be required, said outdoor storage shall not exceed 30% of the total square footage of the principal structure, up to a maximum of 10,000 square feet for any lot. Said district shall exclude manufacturing activities, that process and treat raw materials for additional processing or assembly, or involve activities or processes that would necessitate the storage of large volumes of highly flammable, toxic materials or explosives.

Section 12.01.B Uses

The permitted and conditionally permitted uses within the Light Manufacturing District (M-1) utilize and are defined by the North American Industry Classification System (NAICS) for the United States, 1997 Edition. Said permitted and conditionally permitted uses for the M-1 District are specified in Appendix E: Permitted and Conditionally Permitted Uses of this resolution.

Conditionally permitted uses shall only be established upon receiving an approved Conditional Use Permit from the Jersey Township Board of Zoning Appeals in accordance with Article 4: Administration.

Section 12.01.C Lot Standards

The following lot standards shall be the minimum standards for a lot within the M-1 District. Any lot of record that is existing as of the date this section is adopted and effective (Effective date is December 24, 2014), that is not in compliance with this

Adopted November 24, 2014 – Effective Date December 24, 2014

subsection, shall be considered a non-conforming lot of record and shall be subject to Article 3: Non-Conforming Uses.

Section 12.01.C.1 Each lot within the M-1 district shall have a minimum lot area of one (1) acre (43,560 square feet) and a minimum lot width of 200 feet

99

Jersey Township Zoning Resolution

throughout the lot. Said minimum lot area shall provide adequate area to meet the minimum standards for the M-1 district, including building area, parking, access and drive lanes, setbacks, on-site septic and well, stormwater management, buffering, and others as specified within this resolution for any proposed permitted or conditionally permitted use.

Section 12.01.C.1, Table 1, Minimum Lot Standard Summary

Lot Area	Frontage/Width
1 acres ¹	200' throughout the lot ¹

1. See Section 12.01.C.1.

Section 12.01.D Minimum Road Frontage and Lot Width

The minimum frontage and lot width specified within section 12.01.C.1 shall be measured at the centerline of the road for non-platted lots (generally a legal document that has a meets and bounds description otherwise known as a legal description prepared by a surveyor) and at the road right-of-way for platted lots (generally a legal document, prepared by a surveyor, that provides a scaled, graphical representation of the lot boundaries, and delineates public road right-of-ways, public areas, lots, easements, and the like.), and shall be maintained throughout the lot. Said minimum lot area shall provide adequate area to meet the minimum standards for the M-1 district, including building area, parking, access and drive lanes, setbacks, on-site septic and well, stormwater management, buffering, and others as specified within this resolution.

Section 12.01.E Setbacks

The minimum setbacks as defined below shall be required for any structure within the M-1 district.

Section 12.01.E.1 Front Setback

A minimum front setback of 86' from the centerline of the road shall be required. For a rear lot (flag lot), see Section 16.08: Front Setback Requirements for Parcels Over 20-Acres, Flag lots and Rear Lots.

Section 12.01.E.2 Side Setback

Lots up to 4.999-acres shall have a minimum side yard setback of thirty (30) feet, unless said lot abuts a residential district or use, then said minimum side yard setback shall be sixty (60) feet.

Lots 5.000-acres or greater shall have a minimum side yard setback of fifty (50) feet, unless said lot abuts a residential district or use, then said minimum side yard setback shall be one-hundred (100) feet.

Section 12.01.E.3 Rear Setback

Lots up to 4.999-acres shall have a minimum rear yard setback of forty (40) feet, unless said lot abuts a residential district or use, then said minimum rear setback shall be sixty (60) feet.

Lots 5.000-acres or greater shall have a minimum rear setback of fifty (50) feet, unless said lot abuts a residential district or use, then said minimum side setback shall be sixty (100) feet.

“Section 12.01.E.3 was Amended by Resolution (November 24, 2014), Effective December 24, 2014”

Section 12.01.E.4 Corner Lot and Through Lot Setback

On a corner lot or through lot the principal structure and its accessory structures shall be required to have the same setback distance from all street intersections and right-of-way lines (including private drives), as required for the front setback in Section 12.01.E.1: Front Setback.

“Section 12.01.E.4 was Amended by Resolution (November 24, 2014), Effective December 24, 2014”

Section 12.01.E.5 Driveway, Drive Lane, and Parking Setback

Any driveway, drive lane and/or parking lot shall be setback from any lot line abutting a residential land use, a minimum distance of fifteen (15) feet. The front lot line shall be the road right-of-way line for specified road right-of-ways, or 30 feet from the centerline of the road for non-specified road right-of-ways in non-platted lots. On platted lots, the front lot line shall be the front lot line shown on the plat.

Section 12.01.E.6 Access Driveway Sight Triangle

See Section (To be developed in future amendment. This section number will be added once adopted.): Commercial, Industrial, Multifamily, Institutional, and Recreational District and Uses, Driveway Requirements.

Section 12.01.E.7: Setback Summary

FRONT	SIDE	REAR	CORNER LOTS	DRIVEWAY DRIVE LANE & PARKING ABUTTING RESIDENTIAL
86' ¹	<u>Lots up to 4.999-acres</u> 30' – Commercial/Manufacturing Use or Zoned Commercial/Manufacturing ² or 60' – Residential Use or Zoned Residential ² <u>Lots 5.000- acresand greater</u> 50' – Commercial/Manufacturing Use or Zoned Commercial/Manufacturing ² or 100' – Residential Use or Zoned Residential ²	<u>Lots up to 4.999-acres</u> 50' – Commercial/Manufacturing Use or Zoned Commercial/Manufacturing ² or 60' – Residential Use or Zoned Residential ² <u>Lots 5.000 and greater</u> 50' – Commercial/Manufacturing Use or Zoned Commercial/Manufacturing ² or 100' – Residential Use or Zoned Residential ²	86' Each Road ⁴	15' ⁵

Footnotes

1. See Section 12.01.E.1: Front Setback
2. See Section 12.01.E.2: Side Setback
3. See Section 12.01.E.3: Rear Setback
4. See Section 12.01.E.4: Corner Lot and Through Lot Setback
5. See Section 12.01.E.5: Driveway, Drive Lane, and Parking Setback

“Section 12.01.E.7 was Amended by Resolution (November 24, 2014), Effective December 24, 2014”

Section 12.01.F Structure Standards

The following structure standards shall be met within the M-1 District.

Section 12.01.F.1 Structure Height

Lots up to 4.999-acres shall have a maximum structure height of thirty-two (32) feet.

Lots 5.000-acres or greater shall have a maximum structure height of forty-eight (48) feet.

Section 12.01.F.2 Maximum Lot Coverage

No lot shall be developed with more than seventy-five (75) percent of the lot being covered by principal structures, accessory structures, parking areas, loading areas. Retention and detention areas for storm water management and areas for on-site wastewater treatment and/or water supply are excluded from this lot coverage limitation.

Section 12.01.F.3, Table 1, Minimum Structure Standard Summary

Lot Size	Structure Height	Maximum Lot Coverage
Up to 4.999-acres	32' ¹	75% ²
5.000 acres or greater	48' ¹	75% ²

1. See Section 12.01.F.1

2. See Section 12.01.F.2

Section 12.01.G Structure Limitations

Any lot with more than one principal structure and accessory structure on the lot shall meet the minimum lot standards as required in Section 12.01.C: Lot Standards of Article 12: Light Manufacturing District (M-1) of this resolution for each additional principal structure and/or accessory structure to be established. In regards to setbacks, the additional principal and accessory structures shall be setback from other principal structures and accessory structures at twice the minimum established in Section: 12.01.E: Setbacks as there will be no side yard line established. For example if the minimum side yard setback is 30' from the side lot line, and the lot owner desired to establish two principal structures on the lot, then each structure shall have a side setback of 60' from the other structure.

Section 12.01.H Landscaping and Buffering Standards

See Article (To be developed in future amendment. This section number will be added once adopted.): Landscaping and Buffering

Section 12.01.I Pedestrian and Bicycle Facilities

See Article Section (To be developed in future amendment. This section number will be added once adopted.): Pedestrian and Bicycle Facilities

Section 12.01.J Parking Standards

All parking and loading facilities shall be located at the rear of the structure, and meet the standards in Article 19: Off Street Parking and Loading Regulations. Up to 1/3 of the parking required may be located on the side of the business but shall not extend beyond the front façade of the structure towards the road or encroach in the front yard setback. The exception to this requirement is any structure over 40,000 sq. ft., that provide out-parcels (out-lots) for other commercial activities. In these instances the parking may be located between the principal structure and the out-parcel (out-lot).

Section 12.01.K Signs

See Article 20: Signs and Outdoor Advertising Structures

Article 12: Manufacturing Districts; Amended by the Board of Trustees, Jersey Township, Licking County, Ohio; Resolution # April 29, 2013, Effective May 29, 2013

