

SECTION 3.075 RURAL LIGHT INDUSTRIAL ZONE, RLI

A. PURPOSE

The Rural Light Industrial (RLI) Zone is designed to provide suitable areas for the development of small scale industry that does not require full urban services. The intent is to provide industrial uses of a local nature, unlike the uses that would normally be sited in the Port or General Industrial Zones. This zone can accommodate incubator facilities and allows storefront businesses. This zone is to be applied in areas where transportation opportunities are already in place and available.

B. USES: PERMITTED AND CONDITIONAL

The following uses, with accessory uses, will be permitted utilizing the Site Plan Review criteria found in Article 4 Section 4.165, unless criteria-based Site Development Review is required as outlined in Article 4 Section 4.170. Uses shall also meet the applicable development standards listed in other parts of Article 4.

Uses permitted conditionally will be required to meet the applicable criteria in Article 6 Sections 6.020, 6.030 and Article 4. Additional criteria may be found in Section 6.050. All Conditional Use Permits are subject to Planning Commission review and approval.

1. Light Industrial – Institutional

These uses are: public use; operated by a government entity; special district; or non-profit organization.

- a. Airport and related aviation uses, including hangar and maintenance facilities
- b. Animal shelter
- c. Freight, train, bus or taxi terminals
- d. Public and semi-public building, such as police or fire station, ambulance service, emergency medical facility, or museum.
- e. Utility structure
- f. **Conditional Use:** Utility yard, recycling center, resource recovery facility, sewage disposal plant, pumping or treatment facility, water storage reservoir, sewage transfer site, or waste transfer site. Some of these uses may also be subject to the Morrow County Solid Waste Management Plan and Ordinance.

2. Light Industrial – Sale and/or Service

- a. Automobile, truck and heavy equipment sales, parts and accessory stores, service stations, paint and body shop, tire sales and repair, and trucking facilities
- b. Heavy equipment and farm implement sales, service, rental or repair
- c. Photographic film processing, photo engraving, photocopying, printing, lithographing, blueprinting or publishing and distribution facilities or establishments
- d. Building maintenance service
- e. Plumbing and sheet metal shops
- f. Saw shops, including sales and repair
- g. Taxidermy
- h. Upholstery, automobile and furniture
- i. Veterinary clinic and hospital
- j. Food catering preparation with no onsite retail sales
- k. **Conditional Use:** Lockers, ice houses and meat or game processing facilities to serve the personal scale market
- l. **Conditional Use:** General or scientific laboratories, research or experimental facilities

3. Light Industrial – Repair, Assembly and Manufacturing
 - a. **Conditional Use:** Compounding, processing, packaging or treatment of products
 - b. **Conditional Use:** Temporary cement and asphalt batching, rock processing and crushing
 - c. **Conditional Use:** Metal works including foundry, metal reduction, milling, refining, fabrication, welding and repair
 - d. **Conditional Use:** Manufacture, assembly or repair of textiles, cloth, fiber or wood products, including secondary and tertiary processing
 - e. **Conditional Use:** Processing or packaging of food or drink products

4. Light Industrial – Storage and Distribution
 - a. Agricultural cooperative
 - b. Towing services and impound yard, overnight truck or trailer parking
 - c. Rental equipment facilities and storage yards
 - d. Commercial parking lot
 - e. Mini-storage units with office
 - f. Contractor’s or building materials business, and other construction related businesses including plumbing, electrical, roofing, siding, etc., provided such is wholly enclosed within a building or no outside storage is permitted unless enclosed by sight obscuring fencing.
 - g. **Conditional Use:** Warehousing, receiving and shipping, wholesale sales or distribution of equipment or products including food, which may also include retail sales
 - h. **Conditional Use:** Local fuel distribution facility

5. Light Industrial – Support Services

These uses tend to provide support to other uses within the zone or adjoining zones.

 - a. **Conditional Use:** Caretaker or night watchman (quarters or manufactured dwelling).
The unit must be related to the business. The manufactured dwelling must be removed when the business ceases to operate. The resident must be an employee of the business and employee status must be documented
 - b. **Conditional Use:** Restaurant, lounge, tavern, food stand, coffee kiosk, mobile food vendors

C. DEVELOPMENT STANDARDS

All uses authorized by this Article and Section may be subject to certain additional permit, process and property development standards that are contained elsewhere in the Morrow County Zoning Ordinance, the Morrow County Transportation System Plan, other applicable County Ordinances, or identified below.

1. Site Plan Review.
Article 4 Section 4.165 is a ministerial review required of all development less than 100 acres in this zone.

2. Site Development Review.
Article 4 Section 4.170 is a Planning Commission review required of all development more than 100 acres, or it can be required by the Planning Commission for Conditional Use approvals of less than 100 acres.

3. Transportation Impact Analysis.
In addition to the other standards and conditions set forth in this section or in Article 4, a Traffic Impact Analysis will be required for all projects generating more than 400 new daily trips. Heavy vehicles – trucks, recreational vehicles and buses – will be defined as 2.2 daily trips. The Morrow County Transportation System Plan, specifically Appendix D Traffic

Impact Analysis Guidelines, provides the necessary information for a Transportation Impact Analysis to be completed.

4. Access and Parking

Article 4 provides information concerning access and parking requirements.

5. Exceptions.

Exceptions to this Section can only be considered using the criteria found in Article 5 of this Zoning Ordinance.

6. Variances.

Variances to this Section can only be considered using the criteria found in Article 7 of this Zoning Ordinance.

7. Airport Approach and Hazard Overlay Zones.

If the proposed use is located near an airport in Morrow County with an approved Airport Master Plan, provisions of the Airport Approach or Hazard Overlay Zone may apply.

8. Landscaping and Screening.

Properties bordering Tourist Commercial or Residential Zones need to have in place a site obscuring fence or landscaping of such design that the visual impact is reduced or eliminated. No other specific landscaping or screening is required in this zone.

9 Minimum lot size and frontage.

A minimum lot size has not been determined for this zone, however it is anticipated that most, if not all, uses will be sited on lots of at least two acres. The determination of lot size will be driven by the carrying capacity of the land given the proposed use. Minimum lot frontage shall be 300 feet on an arterial or collector; 200 feet on a local street. Shared accesses will be encouraged.

10. Setbacks.

No specific side or rear yard setbacks are identified within this zone, but may be dictated by provisions of the Building Code or other siting requirements. The minimum setback between a structure and the right-of-way of an arterial shall be 50 feet. The minimum setback of a structure from the right-of-way of a collector shall be 30 feet, and from all lower class streets the minimum setback shall be 20 feet.

11. Signs.

Signs installed in this zone will need to meet the requirements of Article 4 Section 4.070 Sign Limitations and Regulations.

12. Building height.

The height of the building needs to be less than 45 feet or three stories, unless the applicant can provide proof from the providing fire district that services can be provided in the event of an emergency.