

# REVISED I-1 ZONING CLASSIFICATION

*The public hearing held on December 15, 2009 will be continued at the January 12, 2009 Planning Commission meeting*

## PROPOSED AMENDMENTS TO I-1 DISTRICT

### CITY OF SOLON

Revised December 22, 2009

*Note: All changes from the existing code have been accepted in this version.*

## CHAPTER 1281 I-1 WAREHOUSING AND ASSEMBLING

### 1281.01 PURPOSE

The “I-1” (Warehousing and Assembling) Zoning District has been established to permit warehousing; low to moderate intensity assembling, processing, packaging activities; and office uses, subject to the performance standards and other requirements specified within this Code. The District’s further purposes are:

1. To promote the most desirable and beneficial use of the land and structures within the City of Solon.
2. To permit a range of warehousing, distribution, office, research, and assembling uses that:
  - a. Promote a strong and vital economic base in the City of Solon;
  - b. Assure that the City’s warehousing and assembling areas remain competitive in the community and the regional market; and
  - c. Protect the integrity of the pre-existing surrounding residential areas in the City of Solon by preventing adverse sensory impacts beyond the residential property line.
3. To promote an appropriate environment for warehousing and assembly uses by discouraging unrelated and incompatible uses and thereby helping to assure that land is readily available and attractively situated for the intended uses.
4. To protect adjacent residentially zoned or used land with standards that will not create objectionable influences beyond the boundaries of any “I-1” zoning district.

5. To protect warehousing, assembling and related development against congestion by requiring setbacks and limiting the bulk and density of development in relation to adjacent buildings and available land and by requiring sufficient off-street parking and loading facilities.

**1281.02 PERMITTED USES:**

**A. PRINCIPAL USES:**

The following uses shall be permitted in the “I-1” (Warehousing and Assembling) zoning district, provided that such uses also comply with all applicable federal, state, and local regulations, including the Codified Ordinances of the City of Solon.

1. Warehousing, storing, wholesaling, and/or distributing of dry goods, clothing, drugs, furniture, hardware and other similar products.
2. Offices, including administrative, professional, medical and dental offices.
3. Light Industrial Uses as defined in this Code.
4. Printing and Publishing.
5. Paratransit.
6. Educational facilities such as public and private schools, trade schools, business schools, and sports training facilities.

**B. ACCESSORY USES:**

1. Any use that is customarily incidental to any of the listed permitted uses shall be allowed on the same premises as the principal use. Any accessory use, except off-street parking, truck loading areas, outdoor storage as regulated herein, and approved signage, shall be wholly and completely enclosed within the main building or other approved building.
2. The “process of machining,” as defined herein, shall only be permitted when it is confined to a maximum of twenty percent (20%) of the business floor area. The “process of machining” is defined as the cutting, abrading, drilling, forming, grinding, and/or shaping of metal by power tools such as lathes, saws, drills, and presses.
3. Retail Sales: Retail sales are permitted as an accessory use within buildings within the “I-1” (Warehousing and Assembling) district subject to the following provisions:
  - a. On-site warehousing, distributing, wholesaling, processing, assembling,

packaging, and or testing required – Retail sales are only permitted as a minor activity in direct association with the principal activity on site. Therefore such sales shall consist only of products or merchandise that are warehoused, distributed, wholesaled, processes, assembled, packaged, and/or tested on site.

b. Maximum Permitted Retail Area – The total area devoted to accessory retail sales shall not exceed ten percent (10%) of the square footage of the business unit, nor shall such sales area exceed one thousand (1,000) square feet.

c. Advertisement Prohibited – There shall be no exterior advertisement of any accessory retail sales located on the property. However, advertisement of retail sales activity may occur within the building so long as such advertisement is not visible from the exterior of the building.

4. Outdoor Storage: Outdoor storage which is related to any permitted principal use shall be permitted as an accessory use in accordance with the following:

a. Such storage areas shall comply with the setback requirements for principal buildings specified within this chapter.

b. Such storage areas shall not be considered to constitute any part of the open space requirements specified within this chapter.

c. Such storage areas shall not include the storage of raw materials in bulk as defined within this chapter.

### **C. PROHIBITED USES:**

The following uses shall be prohibited in the “I-1” Zoning District.

1. Residential, institutional, and retail buildings and uses (except as provided herein) provided, however, that residential buildings and uses shall be permitted in areas where private deed restrictions prohibiting any building or use other than for dwelling purposes were in effect at the time of the passage of this Ordinance and continue to remain in effect.

2. Medium Industrial Uses as defined in this Code

3. Heavy Industrial Uses as defined in this Code

4. Any principal industrial activity involving the production of products or components from raw materials.

5. Any other use prohibited within this Code shall also be prohibited in “I-1” (Warehousing and Assembling) zoning district.

## **1281.03 LOT, BUILDING, AND PARKING STANDARDS:**

### **A. LOT REQUIREMENTS:**

1. MINIMUM GREEN SPACE - At least twenty percent (20%) of any lot shall be reserved as green space.
2. MINIMUM LOT WIDTH - The width of any lot shall not be less than one hundred and fifty (150) feet at the building line.
3. MINIMUM FRONT YARD GRADE - The finished grade line of the front yard shall have a minimum two percent (2%) grade falling from the front of the building to the street grade.

### **B. BUILDING SET-BACKS AND DIMENSION REQUIREMENTS**

1. MINIMUM FRONT YARD SET-BACKS – The minimum front yard set-back for any structure shall be one hundred and fifty (150) feet, except as otherwise specified below:

A. LOTS OPPOSITE A RESIDENTIAL ZONING DISTRICT – Any lot that is located across the street from residentially zoned land shall maintain a minimum front yard set-back of two hundred (200) feet.

B. LOTS FRONTING ON SECONDARY ROADS - Any lot fronting on a secondary road shall maintain a minimum front yard set-back of seventy five (75) feet.

1. MINIMUM SIDE YARD SET-BACKS -No building may be located closer than ten (10) feet to any interior side property line, nor closer than one hundred fifty (150) feet to any principal side street, nor closer than seventy-five (75) feet to any secondary side street.

2. MINIMUM SET-BACK FROM RESIDENTIAL ZONING AND USES - No building may be located closer than one hundred fifty (150) feet to any Single- Family or Two-Family zoned or used land. In addition no storage of materials, trash, etc. may occur within this area.

3. MINIMUM REAR YARD SET-BACKS - No building may be located closer than twenty five (25) feet to any interior rear property line nor closer than one hundred fifty (150) feet to rear principal street, nor closer than seventy-five (75) feet to any rear secondary street.

4. MINIMUM SET-BACK BETWEEN STRUCTURES -A minimum setback of twenty-five (25) feet shall be provided between buildings on the same or

adjacent lots.

5. MAXIMUM BUILDING COVERAGE - Not more than forty percent (40%) of the lot area shall be covered with buildings.

6. MAXIMUM HEIGHT – No structure may exceed fifty (50) feet in height above finished grade when adjacent to any nonresidential zoning districts, nor shall such structures exceed thirty five (35) feet in height when located within one hundred and fifty (150) feet of any residentially zoned land.

However, chimneys, flagpoles, towers, water tanks and other appurtenances that are erected on, and are an integral part of the main structure may extend to a height of one hundred (100) feet above the finished grade when abutting non- residentially zoned land, but such accessory structures shall not exceed seventy - five (75) feet in height when located within one hundred and fifty (150) feet of any residentially zoned land

#### **C. PARKING AREA SET-BACKS AND DIMENSION REQUIREMENTS:**

1. MINIMUM FRONT YARD SET-BACK - Parking areas shall be located no closer than eighty (80) feet to any front property line and such parking areas shall be suitably landscaped (See Section 1287.06– Landscape and Screening Requirements for Front Yard Parking and Off-street Loading Areas).

2. MINIMUM SIDE YARD SET-BACKS -Parking areas shall be located no closer than five (5) feet to any interior side property line, nor shall such parking areas be located closer than eighty (80) feet to any primary side street nor closer than sixty(60) feet to any secondary side street. Side yard parking areas abutting residentially zoned or used land shall be located no closer than thirty (30) to the side property line. Street access drives shall maintain the same set-backs prescribed herein for parking areas, except when providing direct access from a parking area to a street the street set-back requirements will not apply.

3. MINIMUM REAR YARD SET-BACKS – Parking areas shall be located no closer than five (5) feet to any interior rear property line, no closer than eighty (80) feet to any primary rear street, nor closer than sixty (60) feet to any secondary rear street. Rear yard parking areas abutting residentially zoned or used land shall be located no closer than thirty (30) feet to the rear property line. Street access drives shall maintain the same set-backs prescribed herein for parking areas, except when providing direct access from a parking area to a street the street set-back requirements will not apply.

4. MINIMUM SETBACK FROM BUILDINGS -Parking areas and street access drives shall be located no closer than ten (10) feet to any building.

#### **D. OFF-STREET LOADING AREA SET-BACKS AND DIMENSION**

**REQUIREMENTS:** In addition to the requirements of Section 1287.02 the following Off-street Loading requirements shall apply within “I-1” (Industrial Warehousing) Districts.

1. SET-BACKS FROM STREETS - Off-street loading areas shall be located no closer than eighty (80) feet to any primary street right of way line, nor closer than sixty (60) feet to any secondary street right of way line. Any off-street loading area that is located closer to a primary street than is the building on the lot shall be suitably landscaped as per the requirements of Section 1287.06 (Landscape and Screening Requirements for Front Yard Parking and Off-street Loading Areas) of this code.

2. LOCATION ADJACENT TO RESIDENTIAL AREAS PROHIBITED – No loading area or dock, nor any truck parking or storage shall be located between a building and any adjacent residential zoning district.

**E. NON-CONFORMING SITE CONDITIONS:**

A non-conforming site condition, existing at the time of the adoption of this regulation (which is **\*\*date\*\***) with respect to building or parking setbacks, or the location of outdoor storage, and which is adjacent to an existing residential zoning district, shall not be permitted, in any way, to expand closer to the residential zoning boundary.

**1281.04 PERFORMANCE STANDARDS:**

All uses in the “I-1” (Warehousing and Assembling) zoning districts shall comply with the following performance standards in addition to all other applicable federal, state, and local regulations, including the Codified Ordinances of the City of Solon.

1. **Outdoor Activities:** In addition to the requirements of Section 459.02 of the Codified Ordinances of The City of Solon which prohibits loading and unloading adjacent to a residential district between 7:00 p.m. to 7:00 a.m. the next day, this section shall also be considered to apply to trash pick-up and disposal activities for the purposes of the “I-1” (Warehousing and Assembling) zoning district. However, any trash items carried by hand by one individual shall be exempt from this provision.

2. **Lighting:** Any lighting that is emitted from a site within the “I-1” zoning district shall not exceed zero (0) foot-candles when measuring at the adjacent residential property line. All light sources shall be located, designed, and/or provided with appropriate shields or cut-offs so that the light source is not directly visible to those occupying any adjacent residential property.

3. **Noise:** In addition to the requirements of Chapter 634, Noise Control, of the Codified Ordinances of the City of Solon all sounds emerging directly from the operations of any business, whether steady sounds or intermittent sounds at repeated and regular intervals, shall not exceed a sound level, at the adjacent residential property line, that is five (5)

decibels less than the sound limits specified in Section 634.19.

4. **Other Impacts:** With respect to smoke, soot, dirt, vibration and odor, all uses shall operate in a manner that result in no material adverse impact at, or beyond, the property line of the business.

## 1261.02 DEFINITIONS:

The following Definitions shall apply within the “I-1” Zoning District:

1. **Bulk storage:** Any unpackaged material or product, which is placed in a manner that permits such material to pile or flow loosely on the ground, and is not in a finite container or package that is stationary or can be moved from one place to another.
2. **Industry, Heavy:** Manufacturing or other enterprises that produce significant external indications of industrial activities occurring on the premise due to smoke, fumes, noise, dirt, vibration, odor, etc., or which pose significant risk due to the involvement of explosive, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process.

Examples of heavy industrial uses are:

- a. Processing, assembling, packaging, and/or testing of cars, trucks, recreational vehicles, large industrial, construction or mining equipment, and/or any similar products or components.
- b. Machine Shops, Metal Fabricating or Stamping Plants, or any similar use or activity, except as permitted “process of machining” accessory use as regulated herein.
- c. The manufacture of chemicals, plastics, or any other volatile substance or product.

3. **Industry, Light:** Any enterprise engaged in research and development activities, the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi finished products from previously prepared materials, which activities are conducted wholly and completely within an enclosed building. Any activity that is substantially similar to the foregoing shall also be permitted. Light industrial uses shall operate in a manner that control external effects such as noise, smoke, lighting, soot, dirt, vibration, odor, outdoor storage, etc.

Examples of permitted light industrial uses include, but are not limited to, those producing or processing apparel, appliances, office machine, electronic equipment, cosmetics and/or toiletries, food, paper products, medical appliances, optical goods, bicycles, ceramic products, tools, hardware and/or any similar items or components.

4. **Industry, Medium:** Any enterprise, engaged in research and development activities, the manufacturing, compounding, processing, packaging, storage assembly, and/or treatment of finished or semi finished products for which the intended product(s) are made from raw materials on a large scale. Medium Industry produces moderate external effects such as smoke, noise, soot, dirt, vibration, odor, etc.

5. **Raw materials:** Any material, whether gas, liquid or solid, which is in its natural condition as found in the environment and has not been substantially refined, processed or coated or treated.

**SUMMARY TABLE OF  
 “I-1” (INDUSTRIAL WAREHOUSING)  
 REQUIREMENTS\***

**BUILDING**

MIN. FRONT SETBACK.....	75 or 150 ft
MIN. SIDE YARD SET-BACK (interior).....	10 ft
MIN. SIDE YARD SET-BACK (street).....	75 or 150 ft
MIN. SET-BACK BETWEEN STRUCTURES ON SAME LOT.....	25 ft
MIN REAR YARD SET-BACK.....	25 ft
MAX. BUILDING HEIGHT .....	50 ft
MAX. BUILDING SIZE.....	40% of lot

**PARKING**

MIN. FRONT SET-BACK.....	80 ft
MIN. SIDE YARD SET-BACK (interior).....	5 ft
MIN. SIDE YARD SET-BACK (street).....	60 or 80 ft
MIN. REAR YARD SETBACK.....	5 ft

**LOT**

MIN. LOT WIDTH.....	150 ft
MIN. LOT AREA.....	N/A
MIN. GREEN SPACE.....	20%
MAX. IMPERVIOUS COVERAGE.....	80%

*\* SEE TEXT FOR COMPLETE REQUIREMENTS*