

***This Proposed Text Amendment to the Champion Township Zoning Resolution was prepared by:***

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***and***

***recommended to the Township for approval and adoption by the Township by Resolution of the Trumbull County Planning Commission***

***and***

***Modified by Mark S. Finamore, Esq. Township Legal Counsel to include the considered comments of the Trumbull County Planning Commission, and also recommended by said Township Legal Counsel.***

***ORC Section §519.12 – Zoning Amendment to be considered.***

The following is a "proposed **TEXT** amendment" to the Champion Township Zoning Resolution as it currently exists to the date of submission of the proposed amendment by the Champion Township Board of Trustees to the Champion Township Board of Zoning Commissioners pursuant to RC§519.12 : Zoning Amendments. Paragraph ¶ (A) (1).

**== LEGEND OF AMENDMENT=====**

**NO CHANGE:**

[ Provisions of the Amendment that currently exist; not being changed by this proposed amendment appear herein typed in **black** ]

**DELETIONS:**

[ Provisions of the Current Text of the amendment proposed to be deleted appear herein by typed in ~~red strike through text.~~]

**ADDITIONS:**

[ Provisions and Text to be added as an amendment appear herein typed in **green** ].

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**The Township Board of Trustees by Resolution duly approved and adopted by affirmation majority vote of the Board of Trustees at a Regular Session Public Meeting, Proper Legal Notice Given; the following proposed Text Amendment to the Champion Township Zoning Resolution, Amending SECTION 4: CLASSIFICATION OF USES (CONTINUED), Champion Township Zoning Resolution:**

**The “Proposed Text Amendment”**

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**“OP-1 DISTRICT (Professional Research-Office-Light Manufacturing District):**

**Research, Training, and Light Manufacturing Development are uses of land which do not produce high levels of noise, vibration, dust, or pollution and usually do not include outdoor storage.**

**The following uses and no other uses shall be deemed class “OP-1” uses and permitted in all OP-1 Districts:**

- (1) Administrative offices
- (2) Testing Facilities
- (3) Research facilities
- (4) Regional educational facilities
- (5) ~~Any use pertaining to the furtherance of education not involving out of doors storage, manufacturing of products, retailing of products, repairing of objects, storing or warehousing of products or objects, or the preparation or processing of any products on the property.~~

(5) The following use shall be the only permitted “CONDITIONAL USE” subject to SECTION 26: CONDITIONAL USE PERMITS as appears herein or as amended.

(5.1) Pursuant to and in conformance with the current Champion Township Comprehensive Plan for Land Use Within Champion Township, “Light Manufacturing” shall be a permitted “Conditional Use.”

(5.2) General Definition of “Light Manufacturing” – A facility (structure) that receives semi-finished materials/products for further processing and finished material/products to be integrated into / assembled into, manufactured into and or constructed into a finished material/product to be sold on premises wholesale or retail, or shipped to a customer for further finishing and sale; or shipped to an end distributor, wholesaler or retailer of the facility’s finished material/product, where the entire manufacturing process is performed and conducted wholly within an enclosed facility structure; and storage of incoming material/products and outgoing finished material products and necessary supplies outside the main manufacturing facility in accessory indoor storage facilities or outdoor storage areas as permitted herein.

(5.3) “Light Manufacturing” does not include the delivery and receipt for processing, finishing and or manufacturing of heavy bulk aggregate raw materials of rock, gravel, sand, stone, iron ore, and crude oil and or requiring the use of large heavy operating equipment to unload, store and or transfer such material into the manufacturing facility; whose processing, finishing and manufacturing are customarily considered and characterized by Trade and Industry standards as “Heavy Manufacturing”, “Industrial Manufacturing”, “Heavy Industry”.

[remainder of page intentionally left blank]

(5.4) Light Manufacturing as a Conditional Use

LIGHT MANUFACTURING USES AS A CONDITIONAL USE ARE:
1. Printing, Publishing And Engraving
2. Warehouse and distribution Facilities
3. Stone and Monument Works
4. Appliance and electronic device assembly plants including the manufacturing of parts and components for appliances and electronic devices.
5. Manufacturing of Food, Cosmetics, and Pharmaceutical Products, excluding and prohibiting fish and meat products (slaughterhouses)
6. Machine Shop; CAD manufactured material component products and related activities
7. Construction of Outdoor and Indoor Commercial Signs
8. Cooperage
9. Non-Toxic Bottling Plants
10. Light Sheet Metal Products, such as ventilating ducts, eaves, gutters
11. Manufacturing and assembly of Residential and Commercial Windows and Doors
12. Ice Manufacturing
13. Laundry, cleaning and dyeing plants
14. Construction and Assembly of Musical Instruments, Toys, Novelties and Similar end products
15. Ceramic products; using only gas or electric Kilns
16. Tin Smithing and Roofing Services

The above "Light Manufacturing Uses" are subject to the following conditions as imposed by the Board of Zoning Appeals:

1. The requirement and manner of outdoor parking lighting, outdoor security lighting and building landscaping lighting.
2. The requirement and manner of perimeter security fencing or landscaping buffers.
3. The architectural building material used on the building facade fronting the public road of access, to provide an aesthetically pleasing exterior view and blending of building structure front exteriors with other building exteriors fronting on the same public road of access.
4. The erection and location of directional signage for entrance and exit to facilitate the smooth and safe flow of traffic without obstruction, delay or damage to the roadway.
5. The number, location and use of non- accessory building structure container storage units, and garbage and refuse waste disposal containers.

(6) Height and bulk requirements:

- (a) MINIMUM LOT AREA AND WIDTH: No lot shall have an area less than two (2) acres of land, nor have less than two hundred (200) feet of frontage on an access roadway.
- (b) BUILDING AREA TO LAND AREA RATIO: There shall be a building to land area ratio of one (1); to three (3) (1:3) (being three square feet of land for every one square foot of building space).
- (c) REAR YARD REQUIREMENT: There shall be a rear yard of not less than one hundred (100) feet in depth on every lot that abuts a lot in a residential district.
- (d) SIDE YARD REQUIREMENT: There shall be a side yard of not less than twenty-five (25) feet in width on every lot that abuts a lot in a residential district.

(e) SET BACK BUILDING LINES: No building structure of any part thereof shall be constructed, erected or located within fifty (50) feet of the road right-of-way line of any road or street, unless there is a non-conforming building line established on the road which is other than fifty (50) feet, in which case the building set back line will be the non-conforming established building line of the structures located on the property lots fronting on the road or street, to be uniform with said existing structures located on property lots fronting on the road or street.

(f) HEIGHT: No building shall exceed a height of fifty (50) feet above grade level or a maximum of three (3) stories whichever is greater. The height restriction of fifty (50) feet above grade level or a maximum of three (3) stories whichever is greater does not apply to medical treatment facilities (hospitals) designed to house and lodge patients overnight or for an indefinite period of time in the course of their diagnosis, treatment and surgical procedures.

~~\*\*\* (g) A ZONING CERTIFICATE, issued by the Zoning Inspector, shall be secured for the land use of each building or structure within this zone. As a prerequisite to the issuance of a Zoning Certificate, the owner or his representative must submit a plot plan to the Zoning Inspector, which plan shall indicate the final location of each building or structure as surveyed. The plot plan shall be designated to clearly indicated the owner's compliance with:~~

- ~~(1) Height and bulk requirements set forth in a, b, c, d, e, f, and g above;~~
- ~~(2) The requirement that all buildings or structures be properly connected to public sanitary and water systems constructed in conformity with the Ohio State and Trumbull County code;~~
- ~~(3) The requirement that all right of ways within a zone of this type shall be neither more or less than the eighty (80) feet;~~
- ~~(4) The requirement that each lot possess a green area in accordance with the forthcoming recommendations of the Champion Township Board of Trustees;~~
- ~~(5) That requirement that all parking lots be screened and landscaped in accordance with the forthcoming recommendations of the Champion Township Board of Trustees;~~
- ~~(6) The requirement that all parking areas conform to section 17 of this resolution.~~

**\*Note – Paragraph (g) subsections (1), (2), (3), (4), (5), (6) – are deleted entire for the following reasons:**

¶ (g) – This provision is redundant and a restatement of what already appears in the section of the Zoning Resolution “Zoning Certificate” – that applies to all Sections of the Zoning Resolution.

Sub¶ (1) – Is redundant and a restatement of what already appears above in the same Section of this Zoning Resolution

Sub¶(2) – Is a requirement of a condition of the property lot, for which zoning has absolutely no authority, and are exclusively enforced by the State Agencies that promulgate these requirements and regulations, and enforce them under their exclusive authority

Sub¶(3) – The wording of this sub paragraph “...shall neither be more or less than the eighty (80) feet:... is nonsensical, and quite frankly and embarrassment to the integrity of the Zoning Resolution; it is also redundant with the prior provision in this section stating the building structure set back lines; and also it is in direct conflict with and incompatible with the prior section.

Sub¶(4) & (5) are unenforceable, and null and void as a matter of LAW.

Sub¶ (6) – This provision is redundant and a restatement of what already appears in Section 17 of the zoning resolution; which under Section 17 describes all of the parking area requirements and regulations, which apply to all sections of the Zoning Resolution,

[remainder of page intentionally left blank]

Additional Recommendation of the Zoning Commission:

[ The Following Modification to the original proposed “Light Manufacturing” as a conditional use in an “OP-1” District (Professional Research- Office District recommended by the Trumbull County Planning Commission’s Comments in their resolution approving the adoption of the proposed zoning Text Amendment is recommended by the Zoning Commission as a modification of the original proposed zoning amendment, by the power of the trustees to adopt some modification to the amendment as originally proposed with or without the recommendation of the zoning commissions for such modification pursuant to ORC§519.12(H)]

(7) In granting a “Conditional Use Permit” under this Section the Board of Zoning Appeals shall take into consideration the following factors which further express and define the intent of this “Conditional Use” of property for “Light Manufacturing” in an “OP-1” District (Professional Research – Office District). Granting this conditional use shall be done for the following purposes and reasons:

(a) To provide for office and light manufacturing uses in areas suitable for such development by reason of location, topography, soil conditions and the availability of adequate utilities and transportation systems.

(b) To permit office and uses such as limited light manufacturing, warehouse and distribution center activities that are office like in appearance, service requirements, and operational characteristics; uses that can be carried on wholly within enclosed buildings subject to the regulations contained herein necessary to reduce traffic congestion, prescribe and limit traffic ingress and egress areas to and from the facility for the protection of adjacent residential and business activities.

(c) To permit accessory retail and service uses to serve as support services for the adjacent office/light manufacturing uses.

(d) Permitted uses allowed are those that because of their normally unobjectionable characteristics can be operated in relatively close proximity to residential districts without creating or establishing a nuisance.

End of Recommended Modification of original proposed zoning text amendment; to Township Trustees for Consideration

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Continuation of Original Proposed Text Amendment

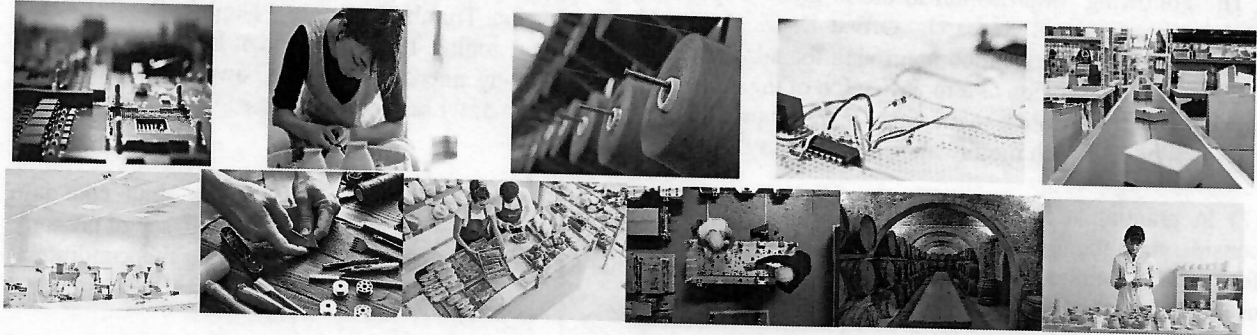
The Following is not a Substantive Provision of the Zoning Text and serves only to provide interpretation guidance to the Township’s Intent of what they consider the Substantive provisions of the Text to prescribe; i.e., just as the statement of legislative history and intent serves to give context to legislation passed by Legislative Authorities.

To assist in the interpretation of the intent of this section to allow for “Light Manufacturing” as a Conditional Use, the following examples are provided.

**Examples of Light Manufacturing Facilities**



**Examples of Light Manufacturing**



Examples of light manufacturing activities.

The following examples of light manufacturing activities are provided for informational purposes only. This list is not intended to be exhaustive and is subject to change without notice.

(a) The following activities are considered light manufacturing:

(b) The following activities are not considered light manufacturing:

(c) The following activities are not considered light manufacturing:

(d) The following activities are not considered light manufacturing:

(e) The following activities are not considered light manufacturing: