

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 Industrial Zone or in an Urban Growth Boundary. 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 OUTRIGHT.

The following uses, with accessory uses, will be permitted through the Zoning Permit Process found in Article 5 Section 5.010, unless Site Plan Review is required as outlined in Article 5 Section 5.020. Uses shall also meet the applicable development standards listed in Article 4.

1. 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

2. 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

3. 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.

C. 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. **Institutional.** Some of these uses may also be subject to the Morrow County Solid Waste Management Plan and Ordinance.

- a. Utility yard, recycling center, resource recovery facility,
- b. Sewage disposal plant, pumping or treatment facility, water storage reservoir, sewage transfer site, or waste transfer site.

2. **Sale and/or Service.**

- a. Lockers, ice houses, and meat or game processing facilities to serve the personal scale market.
- b. General or scientific laboratories, research or experimental facilities.

3. **Repair, Assembly and Manufacturing.**

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

4. **Storage and Distribution.**

- a. Warehousing, receiving and shipping, wholesale sales or distribution of equipment or products including food, which may also include retail sales.
- b. Local fuel distribution facility.

5. **Support Services.** These uses tend to provide support to other uses within the zone or adjoining zones.

- a. 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. Restaurant, lounge, tavern, food stand, coffee kiosk, mobile food vendors.

D. 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. 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.

2. Minimum lot size and frontage.
The minimum lot size in the RLI zone is two acres.
3. Minimum lot frontage shall be 300 feet on an arterial or collector; 200 feet on a local street. Shared accesses will be encouraged.
4. 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.
5. Signs.
Signs installed in this zone will need to meet the requirements of Article 4 Section 4.070 Sign Limitations and Regulations.
6. 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.