

ARTICLE XI

INDUSTRIAL DISTRICT REGULATIONS

LIGHT INDUSTRIAL LI-1

1101 PURPOSE

The purpose of the LI-1 District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet and free of hazardous objectionable elements such as noise, odor, dust, smoke, or glare, operate entirely within enclosed structures and generate little industrial traffic. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and less intensive business and residential uses.

1102 PERMITTED USES

Any of the following uses, or those of a similar nature, if conducted within and enclosed building or within an area enclosed on all sides with a solid wall or uniformly painted fence not less than eight (8) feet high.

Acoustical material storage; advertising display manufacturing; agriculture; agricultural implements (repair and service); agricultural tillage (contractors); air express service warehouse; airplane (repair and storage); asphalt siding, shingles, roofing storage; automobiles (assembly of bodies, sales, parts and supplies, repair, brakes, electrical, painting, radiators, upholstery, etc., storage).

Bakers and baked goods manufacturing; balls and bearing storage; barbeque (bulk preparation and sales); beer and ale distributor (wholesale and storage); belting (repairing); beverages (bottling); beverages (wholesale and storage); bicycles (repair); biscuit companies (manufacturing); biscuits (wholesale and storage); boat (pleasure, storage); boilers (storage); bookbinders, book publishing (printing); bottles (wholesale); boxes (sales) braces (orthopedic, manufacturing); brick storage yard; brooms (manufacturing); building contractors (equipment and material storage); burglar alarm systems (installation); bus line ships (garage, repair); business machines (manufacturing, repair service, storage and wholesale); button covering (fabrics)

Cabinet makers; candy (wholesale distribution); canvas goods (fabrication); carpenter's shops and power woodworking; carpet and rug cleaners and storage; carpets and rugs (warehouse); carpet and rugs (wholesale); cement products manufacturing (pipe, blocks, etc.); cement; cement storage; cesspool builders and service equipment yard; cigarette manufacturer (machine rolled); cigars

(wholesale and storage); cleaning and dyeing processing; clock factory; clothing manufacturing; coin machines manufacturing; coin machine (rental and service); cold storage; concrete contractors (storage yards); concrete products (pipe, beams manufacturing); concrete products (storage); concrete transit mixed; confectioners (wholesale); contractors equipment and supplies (storage); corsets and brassieres manufacturing; cotton seed products (storage); cranes (storage yard)

Dairies (distributing, commercial); decoration (workshop and equipment yard); department store warehouse; desks manufacturing; diaper supply service; diesel engines service, equipment and supplies (not manufacturing); disinfectants (storage and wholesale); display designers and builders shops; distillers (distribution, warehouse); doors, sash and trim wood manufacturing; draperies manufacturing, drilling company equipment yards; dry cleaning establishments (bulk processing); dry goods (wholesale or storage)

Eggs (storage and processing); electric contractor's shops (electric equipment yard)

Farm implements and machinery assembly; feed (wholesale and storage); fences (metal, wholesale and storage); fertilizers (processed, storage only); filters fabrications; fire escape contractors; firewood (storage); fish (wholesale);; flags and banners manufacturing; floor refinishing (contractors shop); food processing (general, see under product listing); food products (brokers and distributors, wholesale); food products (warehouse); freight forwarders warehouses; frozen food processing; frozen foods (wholesale, storage and distribution); fruit and vegetables (general, see under product listing); fur warehouse; furnaces (cleaning and repair shops); furniture cleaners; furniture (repairing and refinishing); furniture (wholesale and storage); fur apparel manufacturing (cutting and assembly)

Garment factory; glass blowing; grocers (warehouse); grocers (wholesale); gunsmiths (repairs)

Harness repair; hat manufacturing, hay and straw (sales and storage); heating and ventilating apparatus (assembly and storage); hoists (equipment storage); horseshoeing; hosiery manufacturing; hotel equipment (assembly and custom fabrication); house movers (equipment storage yards)

Ice cream manufacturing; imported goods (warehouses); insulation (contractor's equipment yard, storage and wholesale); interior decorators (workshops); iron (custom decorative wrought iron shops); irrigation companies and equipment

Janitor's supplies (storage and warehouse); jewelers (bulk manufacturing); jobbers (bulk materials)

Knit goods manufacturing

Laboratories (commercial, analytical, experimental and research); ladies wear manufacturing; laundries (processing); laundry equipment and supplies (storage); leather goods (manufacturing, fabrication); limb manufacturing (artificial); lime (storage); linen supply laundry service; linoleum (storage); liquor (storage and wholesale); lithographers; livestock (supplies, storage and wholesale); locksmiths repair shops; loft builders; lubrication compounds (storage); lumber (cabinet workings); lumber storage yard; lumber (used and wholesale)

Machine shops; machine tools (storage); machinery rental ; machinery (used storage); markets (exchange of goods); meat (storage and wholesale); men's clothing manufacturing; metals, processing, light fabrication from standard shapes; machine shop operation, plating custom and replating; products fabrication and assembly; meters manufacturing; milk bottling plant (other than farm); milliners (wholesale and manufacturing); millinery and artificial flower making; mill work (sale and storage); mineral water (distillation and bottling); mining machinery (wholesale storage); mirrors (resilvering, custom work); model construction supplies and manufacturing; mortar (bulk preparation and sales); motion picture equipment (storage and manufacturing); motion picture studios; motor freight company warehouses; motorcycles (repairing and sales); mover warehouses

Newspaper printing; noodle manufacturing; notions (manufacturing, wholesale); novelties (manufacturing and wholesale); nuts (edible processing)

Office equipment manufacturing (see also business machines); optical goods manufacturing; ornamental metal work (custom hard fabrication); orthopedic appliances manufacturing; overall manufacturing

Packing, crating service fabrication; painters equipment and supplies (shop wholesale and storage); paper (storage); paper products (wholesale and storage); pattern shop; paving contractors equipment and storage; paving materials storage yard; photo-engraving company; pickles (processed, wholesale and storage); pipe (used, storage and sales; plasterer (wholesale and storage); popcorn manufacturing; potato chips manufacturing; poultry supplies (wholesale and storage); printers equipment and supplies; wholesale produce (garden); wholesale produce (warehouse); pumps (repairing and rental); printer

Quick freeze plant; quilt (manufacturing)

Radio equipment assembling; radio repair shop; refrigeration equipment custom installation; refrigerators (servicing); refrigerators (wholesale, storage); restaurant equipment installation and repair; road building equipment (storage yard); rubber stamps manufacturing

Scaffolds (equipment and storage); scales (commercial weighing); school equipment and supplies (wholesale); screens, doors and windows manufacturing; screw and bolt manufacturing; seed (wholesale and retail garden supplies); septic tanks (contractors, construction); service station equipment (wholesale); sewer pipe storage; sheet metal work (custom fabrication); shirt factory; shoe repairing equipment and supplies (wholesale); shoe manufacturing; sign erectors (contractors, shops); sign painters; sign maintenance service shops; sign (neon and metal fabrication); sky lights (custom manufacturing); slip covers (custom manufacturing); soaps (wholesale and storage); sporting goods manufacturing; sod water manufacturing; specialties (see coin machines); spices (wholesale and storage); spraying supplies equipment yard; springs (replacement and repairs); stair builders (wood); steel awnings (custom manufacturing); steel erectors equipment yards; steel fabricators (light sections); storage warehouse; storage shops; store and office fixtures (contractors shops); stove and ranges (wholesale and storage); surgical supplies (wholesale distributors)

Tank coating equipment yard; tanks (erection, contractor's yard); taxidermists; tents and awnings and manufacturing; termite control contractor shops; terrazzo contractor shops; thermometers manufacturing (wholesale. storage); tool grinding and sharpening; tools (wholesale and distribution); towels (supply and service); tractors (rentals); trailers (repairing); transfer business; truck freight movers (see express also); trucks manufacturing

Underwear (wholesale and manufacturing); upholsterers (custom)

Wall board (wholesale and storage); wallpaper manufacturing; warehouses (*see below); watches manufacturing; water (distilled, processing); water coolers (drinking or curative, bottling and distribution); water coolers (drinking fountains, repair and service); water heaters (service and repairing); water softening equipment (service and repairing); water supply systems (contractor's ships); water proofing (material storage); weighers (commercial); welding (commercial); welding (equipment and supplies storage); well drilling (equipment yard); wholesale produce (storage and market); commercial winches (equipment rentals); window display (installations, studio and shops); wines (storage, bottling and wholesale); wood (storage yard); woodworking (cabinet and custom millwork); woodworking (equipment, wholesale); woven goods (fabrication and assembly)

Other uses of a like nature.

*To include the seven (7) categories of "Warehouses" in GB-1 & LI-1 Districts:

1. Air Express Service Warehouses
2. Express Company Warehouses
3. Carpet and Rugs (wholesale/warehouses)
4. Freight Forwarders Warehouses

5. Furniture Wholesale/Storage Warehouses
6. Mini-U-Store Warehouses
7. Mover Warehouses

Amended 2/16/1987

Effective 3/16/1987

CONDITIONALLY PERMITTED USES

- Extraction of Stone, Minerals and Top Soil (see section 406)
- Golf Courses (see section 408)
- Junk Yards (see section 426)
- Prospecting Oil and Gas (see section 413)
- Transitional Provisions (see section 422 and Zoning Map for location)

1103 BUILDING HEIGHT

Building shall not exceed thirty-five (35) feet in height

1104 LOT AND YARD REQUIREMENTS

1104.01 Lot Area

Every lot in a Li-1 District shall contain a minimum area of two (2) acres and a lot frontage and width of two hundred (200) feet provided that central water and sewer facilities or package treatment plants are available.

1104.02 Corner Lots

The building setback on corner lots shall be one hundred (100) feet from both street right-of-ways lines. The remaining yards shall conform to the provisions contained herein.

1104.03 Yards Required

Yards of the following widths and depths shall be provided for all permitted uses unless otherwise permitted by this Resolution.

A. Front Yard – The minimum setback building line shall be one hundred (100) feet from the street right-of-way line, and shall be appropriately buffered. (see section 1107 – Buffering). Such minimum space shall remain open and unoccupied by any principal or accessory building or use other than driveways and sidewalks.

B. Side Yards – There shall be two (2) side yards, each having a width of not less than twenty-five (25) feet as measured from the side lot line to the nearest point of any structure. Where the lot abuts any residential district shall be appropriately buffered as per Section 1107 – Buffering. Such space shall remain open and unoccupied by any principal or accessory building or use.

C. Rear Yards – There shall be a rear yard of not less than seventy-five (75) feet. Rear yards used for parking shall be appropriately surfaced with a desirable dust free material and shall be graded and drained to dispose of all surface water in the area. For those lots with rear lot lines abutting any residential district, there shall be a rear yard of not less than one hundred (100) feet. This area shall be appropriately buffered as per Section 1107 – Buffering and shall remain open and unoccupied by any principal or accessory building.

1104.04 Percentage of Lot Coverage

Buildings together with their accessory uses in and LI-1 District shall cover not more than forty (40) percent of the area of any lot.

1105 SUBMISSION OF PLANS

The provisions of Section 309 shall be in full force and effect in this District.

1106 STREETS, SEWERS AND WATER LINES

All streets, sewers and waterlines in any industrial district shall meet County standards. As a condition precedent to the issuance of a zoning certificate, streets, sewers and water lines shall be installed or performance guaranteed in an approved manner and at grades and locations in streets abutting lot lines as approved by the County Engineer. Where, however, not all or substantially all of a plot is to be utilized initially, the Zoning Board shall authorize the postponement, until further improvements are to be made of as much of the installation of streets, sewers, and water lines and other improvements as is reasonable under the circumstances of the uses to be made of the plat and the drainage and traffic problems of the area.

1107 BUFFERING

1107.01 INTENT - The intent of this section is:

- A. To extend space or screen undesirable views to reduce the impact of the land use upon another.
- B. To increase soil water retention through landscape requirements.
- C. To protect and preserve the appearance and property values of residential uses from adverse effects of adjoining non-residential uses and certain multi-family uses.
- D. To supplement land use planning and not be considered as its substitution.

1107.02 PURPOSE – The purpose of this section is to promote the health, safety, morals and general welfare of the residents of the Township providing for space requirements and visual screen landscape buffers to remove, reduce, lessen or absorb the shock of impact of incompatible uses of real properties between one zone district and another.

1107.03 DEFINITIONS

- A. Landscaping – Living material including but not limited to grass, ground covers, shrubs, vines, hedges, trees and non-living durable material commonly used in landscape development.
- B. Screen – Plant material or other non-living durable material including but not limited to walls, berms, or wood fencing of a decorative type.
- C. Shrubs – Self-supporting woody, deciduous and/or evergreen plant with a well-defined central stem or species which normally grow to a height of fifteen (15) feet or more in Lorain County.
- D. Vines – Plants which normally require physical support to reach mature form.

1107.04 General Provisions

- A. Materials – Landscape buffering may include but shall not be limited to trees, shrubs, bushes, grass cover, earth berms or a combination thereof.
- B. Screening – Screening shall consist of plant material or other non-living durable landscape material.
- C. Buffered Areas
 - 1. Location and Width – Buffering areas shall be located on those less restrictive portions of land bordering or abutting a more restrictive zoned or use district and shall be a minimum of ten (10) feet in width.
 - 2. Use - Designated buffered areas shall be used for no other purpose than plantings or screening except necessary ingress or egress to or from the buffered area.
 - 3. Design – A buffered area shall be designed to permit access to easement tracts to the grantees to perform the functions for which such easements were granted and facilitate use of such easement areas for fire protection purposes.
- D. Fences and Walls – Fences shall be designed to permit access to easement tracts to the grantees to perform the functions for which such easements were granted and facilitate use of such easement areas for fire protection purposes.
- E. Natural Plantings Requirements – Where natural plantings are used to provide a landscape buffer, such plantings shall provide no less than sixty (60) percent, when viewed from two (2) to ten (10) feet above ground level.
- F. Buffering Effect – The desired building effect shall be achieved no later than twelve (12) months after the initial installation. The Zoning Commission may extend this period of time where a hardship would be

created because of expected growth or material shortages, but in no event shall the Zoning Commission extend such period beyond five (5) years from the time initial installation was to have been installed.

G. Modification of Requirements – The Zoning Commission may modify or change the location of a buffered area contiguous to side and rear property lines where topographical problems prevent the installation thereof of buffer materials or plantings.

1107.05 APPLICABILITY

Landscaped buffering shall be mandatory between zoning districts. No existing building structure or vehicular use adjoin a single-family or multi-family zoned area shall be expanded, altered, or modified until the plans are submitted by the owner or developer to the Zoning Commission. The Zoning Commission shall review such plans to determine if the changes adversely affect any properties in a single area. The Zoning Commission after its review shall require, where necessary, the establishment of a landscaped buffering area or a revision of a previously established buffered area.

Owners or developers of off-street parking areas shall be required to include a plan for buffering the parking area which such plan shall be submitted to the Zoning Commission for approval. The buffering plan may be included as a part of the development plat plan when a submission of a development plat plan is required.

1107.06 PROCEDURES

A. When an application for Zoning Permit is made, the Zoning Inspector shall determine if the buffering requirement might be applicable. If he or she determines that the request comes under the buffering requirements, the Zoning Inspector shall advise the applicant of this fact and shall submit a request to the Zoning Commission with the following:

1. A copy of the site plan
2. Topography of the building site and surrounding areas
3. A complete description of the area to be constructed or modified

B. The applicant shall provide to the Zoning Commission a detailed description and sketch of the landscape buffer, preferably prepared by a landscaping expert, which visually and verbally outlines the nature and the effect of the proposed landscape buffer.

C. When buffering is required a Zoning Permit shall not be issued by the Zoning Inspector until an agreement has been reached with the applicant and the Zoning Commission as to the buffering requirement. The agreement between the Zoning Commission and the owner and/or developer shall include among other requirements, the following:

1. Provisions for maintenance of the landscape buffer on the part of the applicant.
2. Replacement procedures for any portion of the landscape buffer that is for any reason no longer viable.

3. For replacement of the landscape buffer involving plant material that does not extend beyond the next growing season.
4. For the replacement of landscape material such as fences and the like.
5. To replace landscape material within sixty (60) days from the date of notification by the Zoning Inspector for non compliance.

1107.07 PERMITTED SIGNS – The provisions of Article XIV shall apply to this District.

1107.08 OFF-STREET PARKING AND LOADING – The provisions of Article XV shall apply to this District.

1107.09 GENERAL REGULATIONS – The provisions of Article III shall apply to this District.

1107.10 SUBMISSION OF PLANS – The provisions of Section 309 shall be in full force and effect in this District (2/16/1987).

ARTICLE XI

ARTICLE 1110

SOLID WASTE DISTRICT SW-1

1111 PURPOSE

The purpose of the Solid Waste District is to promote the public health, safety and general welfare of Carlisle Township residents, as well as to conserve and protect property rights and property values of Carlisle Township residents while establishing reasonable and necessary regulations pertaining to lot and yard requirements, ingress and egress restrictions, and environmental safeguards and requirements and other regulations and/or requirements as deemed prudent by the Carlisle Township Board of trustees for the safe, effective, and efficient operation of commercial composting facilities and/or commercial landfills in Carlisle Township.

1112 CONDITIONALLY PERMITTED USES

Commercial Composting Facility
Commercial Landfill Facility

1113 BUILDING HEIGHT

Building shall not exceed thirty-five (35) feet in height

1114 LOT AND YARD REQUIREMENTS

1114.01 Lot Area

A. Commercial Composting Facility – The site for this use shall be a single or contiguous lots consisting of a minimum of ten (10) acres, in ten (10) acre increments up to, but not to exceed fifty (50) acres with a minimum road frontage of four hundred fifty (450) feet.

B. Commercial Landfill Facility – The site for this use shall be a single lot or contiguous lots consisting of a minimum of one hundred (100) acres in fifty (50) acre increments up to, but not to exceed, four hundred (400) acres with a minimum road frontage of four hundred fifty (450) feet.

1114.02 Corner Lots

The building setback on corner lots shall be one hundred (100) feet from both street right-of-ways lines. The remaining yards shall conform to the provisions contained herein.

1114.03 Yards Required

A. Front Yard – The minimum setback shall be one hundred (100) feet from the street right-of-way line, and shall be appropriately buffered. Such minimum space shall remain open and unoccupied by any use other than driveway and sidewalks.

B. Side Yard – There shall be two (2) side yards, each having a width of not less than one hundred (100) feet as measured from the side lot line. Where the lot abuts any Residential or General Business District, it shall be buffered with an earthen mound (see 430E). Such side yard setback shall remain open and shall be excluded from use.

C. Rear Yard – There shall be a rear yard of no less than one hundred (100) feet as measured from the rear lot line. Where the lot abuts any Residential or General Business District, it shall be buffered with an earthen mound (see 430E). Such rear yard setback shall remain open and shall be excluded from use.

1114.04 Percentage of Lot Coverage

Buildings together with their accessory uses in an SW-1 District shall cover not more than forty (40) percent of the area of any lot.

1115 SUBMISSION OF PLANS

The provisions of Section 309 shall be in full force and effect in this District.

1116 STREETS, SEWERS AND WATER LINES

All streets, sewers and waterlines in any Solid Waste District shall meet County standards. As a condition precedent to the issuance of a zoning certificate, streets, sewers and water lines shall be installed or performance guaranteed in an approved manner and at grades and locations in streets abutting lot lines as approved by the County Engineer. Where, however, not all or substantially all of a plot is to be utilized initially, the Zoning Board shall authorize the postponement, until further improvements are to be made of as much of the installation of streets, sewers, and water lines and other improvements as is reasonable under the circumstances of the uses to be made of the plat and the drainage and traffic problems of the area.

1117 BUFFERING

1117.01 INTENT - The intent of this section is:

- A. To extend space or screen undesirable views to reduce the impact of one land use upon another.
- B. To increase soil water retention through landscape requirements.
- C. To protect and preserve the appearance and property values of residential uses from adverse effects of adjoining non-residential uses and certain multi-family uses.
- D. To supplement land use planning and not be considered as its substitution.

1117.02 PURPOSE – The purpose of this section is to promote the health, safety, morals and general welfare of the residents of the Township providing for space requirements and visual screen landscape buffers to remove, reduce, lessen or absorb the shock or impact of incompatible uses of real properties between one use zone district and another.

1117.03 DEFINITIONS

- A. Landscaping – Living material including but not limited to grass, ground covers, shrubs, vines, hedges, trees and non-living durable material commonly used in landscape development.
- B. Screen – Plant material or other non-living durable material including but not limited to walls, berms, or wood fencing of a decorative type.
- C. Shrubs – Self-supporting deciduous and/or evergreen plants normally branched near the base, bushy, less than fifteen (15) feet in height, as normally grown in Lorain County.
- D. Trees – Self-supporting woody, deciduous and/or evergreen plants with a well-defined central stem or species which normally grow to a height of fifteen (15) feet or more in Lorain County.
- E. Vines – Plants which normally require physical support to reach mature form.

1117.04 General Provisions

- A. Materials – Landscape buffering may include but shall not be limited to trees, shrubs, bushes, grass cover, earth berms or a combination thereof.
- B. Screening – Screening shall consist of plant material or other non-living durable landscape material.
- C. Fences and Walls – Fences shall be acceptable as part of a landscape buffer, where traffic noise and light create a need for a buffer. When used, they shall have a decorative style and type. Walls and berms should be used only in most unusual cases, as one of several options to the developer to fulfill the buffering requirement.
- D. Natural Planting Requirements – Where natural plantings are used to provide a landscape buffer, such plantings shall provide no less than sixty

(60) percent, when viewed from two (2) to ten (10) feet above ground level.

E. Buffering Effect – The desired building effect shall be achieved no later than twelve (12) months after the initial installation. The Zoning Commission may extend this period of time where a hardship would be created because of expected growth or material shortages, but in no event shall the Zoning Commission extend such period beyond five (5) years from the time initial installation was to have been installed.

G. Modification of Requirements – The Zoning Commission may modify or change the location of a buffered area contiguous to side and rear property lines where topographical problems prevent the installation thereof of buffer materials or plantings.

1117.05 APPLICABILITY

Landscaped buffering shall be mandatory between zoning districts. The buffering plan may be included as a part of the development plot plan when a submission of a development plot plan is required.

1117.06 PROCEDURES

A. When an application for Zoning Permit is made, the Zoning Inspector shall determine if the buffering requirement might be applicable. If he or she determines that the request comes under the buffering requirements, the Zoning Inspector shall advise the applicant of this fact and shall submit a request to the Zoning Commission that the matter be reviewed once the applicant has furnished the Zoning Commission with the following:

1. A copy of the site plan
2. Topography of the building site and surrounding areas
3. A complete description of the area to be constructed or modified

B. The applicant shall provide to the Zoning Commission a detailed description and sketch of the landscape buffer, preferably prepared by a landscaping expert, which visually and verbally outlines the nature and the effect of the proposed landscape buffer.

C. Where buffering is required a Zoning Permit shall not be issued by the Zoning Inspector until an agreement has been reached with the applicant and the Zoning Commission as to the buffering requirement. The agreement between the Zoning Commission and the owner and/or developer shall include among other requirements, the following:

1. Provisions for maintenance of the landscape buffer on the part of the applicant.
2. Replacement procedures for any portion of the landscape buffer that is for any reason no longer viable.
3. For replacement of the landscape buffer involving plant material that does not extend beyond the next growing season.
4. For the replacement of landscape material such as fences and the like.

5. To replace landscape material within sixty (60) days from the date of notification by the Zoning Inspector for non compliance.

1117.07 PERMITTED SIGNS – The provisions of Article XIV shall apply to this District.

1117.08 OFF-STREET PARKING AND LOADING – The provisions of Article XV shall apply to this District.

1117.09 GENERAL REGULATIONS – The provisions of Article III shall apply to this District.

1117.10 SUBMISSION OF PLANS – The provisions of Section 309 shall be in full force and effect in this District

ARTICLE XI

ARTICLE 1118

ENTERTAINMENT OVERLAY DISTRICT EO-1

1118.01 PURPOSE

The purpose of the creation of the Entertainment Overlay District (EO-1) is to regulate the location of sexually oriented businesses in order to promote the health, safety, morals and general welfare of the citizens of Carlisle Township, and to establish reasonable and uniform regulations to prevent the deleterious location of sexually oriented businesses within the Township. The provisions of this Article have neither the purpose nor effect of imposing a limitation or restriction on the content of communicative materials, including sexually oriented materials. Similarly, it is not the purpose nor effect of this Article to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this Article to condone or legitimize the distribution of obscene material.

1118.02 PERMITTED USES IN EO-1 (Entertainment Overlay District)

In addition to the permitted uses in the underlying zoning districts, sexually oriented businesses, as defined in 202 of the Zoning Resolution, shall be permitted use in the EO-1 District.

1118.03 BUFFER REQUIREMENTS

A. Sexually oriented businesses are permitted as set forth in 1118.02 provided that the proposed location is greater than five hundred (500) feet from the following uses (herein referred to as "sensitive uses")

1. Any other sexually oriented business, as such use is defined in 202 or as such use is similarly defined in the zoning code adjacent political subdivision, whether or not such use is conforming, in or adjacent to the Township.

B. For purposes of this Section, the measure of the distance shall be from the outermost wall of the structure or proposed structure of the sexually oriented business that is nearest to the applicable sensitive use, to the properly line of the applicable sensitive use, along the shortest possible course, without regard to the

intervening structures or objects, regardless of any customary or common route or path of travel.

C. In reviewing an application for a zoning permit for a sexually oriented business and determining whether to issue a zoning permit, the Zoning Inspector shall consider only whether (1) the sexually oriented business is seeking to locate in the EO-1 District; and (2) the proposed location of the sexually oriented business is greater than five hundred (500) feet from the sensitive uses listed in subsection A above.

1118.04 BUILDING HEIGHT LIMIT

The provisions of 904 shall apply to sexually oriented businesses in this Overlay District, regardless of whether the underlying district in which the property is located is in the GB-1 District of the LI-1 District.

1118.05 REQUIRED LOT AREA

The provisions of 905 shall apply to sexually oriented business in this Overlay District, regardless of whether the underlying district in which the property is located is in the GB-1 District of the LI-1 District.

1118.06 YARDS REQUIRED

The provisions of 906 shall apply to sexually oriented business in this Overlay District, regardless of whether the underlying district in which the property is located is in the GB-1 District of the LI-1 District.

1118.07 PERCENTAGE OF LOT COVERAGE

The provisions of 906 shall apply to sexually oriented business in this Overlay District, regardless of whether the underlying district in which the property is located is in the GB-1 District of the LI-1 District.

1118.08 SUBMISSION OF PLANS

The provisions of 907 shall apply to sexually oriented business in this Overlay District, regardless of whether the underlying district in which the property is located is in the GB-1 District of the LI-1 District.

1118.09 PERMITTED SIGNS

The provisions of 1406 and 1407 shall apply to sexually oriented business in this Overlay District, regardless of whether the underlying district in which the property is located is in the GB-1 District of the LI-1 District.

1118.10 OFF-STREET PARKING

A. The provisions of Article XV shall apply in this Overlay District, regardless of whether the underlying district in which the property is located is in the GB-1 District of the LI-1 District.

B. For purposes of determining the number of parking spaces required for a sexually oriented business, the following shall apply:

1. Adult arcades, adult bookstores, adult novelty stores and adult video stores shall be required to have the same number of parking spaces as retail stores.

2. Adult motels shall be required to have the same number of parking spaces as hotels and motels.

3. Adult nightclubs shall be required to have the same number of parking spaces as night clubs.

4. Adult motion picture theaters and adult theaters shall be required to have the same number of parking spaces as theaters.

1118.11 GENERAL REGULATIONS

The provisions of Article III shall apply to sexually oriented business in this Overlay District, regardless of whether the underlying district in which the property is located is in the GB-1 District of the LI-1 District.

1118.12 BOUNDARIES

A survey map, designed as the "Carlisle Township Entertainment Overlay (EO-1) District Map," shall be used to identify and define the boundaries of the EO-1 District until such time as the Official Zoning Map is updated to identify the boundaries of the EO-1 District. The survey map is attached to this Resolution and shall also be attached to, and temporarily made a part of the Official Township Zoning Map.

1118.13 SEVERABILITY

Each section, subsection and provision (collectively referred to as the "provisions") of this Resolution are hereby declared to be independent provisions and, notwithstanding any other evidence of legislative intent, it is hereby

declared to be controlling legislative intent that if any provisions of said Resolution, or the application thereof to any person or circumstance is held to be invalid, the remaining provisions and the application of such provisions to any person or circumstances other than those to which it is held invalid, shall not be affected thereby; and it is hereby declared that such provisions would have been passed independently of such provision(s) so known to be invalid.

1118.14 EFFECTIVE DATE

This Resolution will be effective thirty (30) days after the date of adoption unless, within thirty (30) days after the adoption of the Resolution, the Township Clerk receives a petition, signed by a number of qualified electors, residing in the unincorporated area of the Township equal to not less than ten percent (10%) of the total number of votes cast in that area for all candidates for the office of governor at the most recent general election for that office, requesting the Board of Township Trustees to submit the Resolution to the electors of the area for approval or rejection at the next primary or general election occurring at least seventy-five (75) days after the Board receives the petition, as provided for in O.R.C. 503.52 (c).

1118.15 COMPLIANCE WITH OPEN MEETING LAW

It is found and determined that all formal actions of the Zoning Commission and the Board of trustees concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Zoning Commission and Board of Trustees, and that all deliberations that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. 121.22.

Adopted 8/18/2003

Effective 9/18/2003