

Hocking County Commercial and Industrial Site Standards Ordinance (Draft)

Section 1: Purpose and Intent

This Ordinance is intended to promote orderly and attractive development; protect public health, safety, and welfare; ensure compatibility with surrounding land uses; and support infrastructure efficiency and environmental sustainability.

Section 2: Definitions

- A. **Administrator:** The Director of the Hocking County Regional Planning Office who is charged with enforcing the provisions of this Ordinance and/or his or her designated agent.
- B. **Commercial Use:** The use of land, buildings, or structures for the purpose of conducting business activities intended to generate income. This type of land use is distinguished from residential, agricultural, and industrial uses by its primary function of providing goods or services to consumers or other businesses, and by the consideration of income production in determining property classification. This type of land use includes, but is not limited to: short-term rentals [residential rentals for less than thirty (30) days] retail and wholesale establishments; office buildings and professional services; hotels, motels, and lodging facilities; restaurants, bars, and food service operations; theaters and entertainment venues; medical clinics and private hospitals; financial institutions such as banks and credit unions; automotive services including gas stations, car washes, and repair shops; commercial parking lots and garages; warehouses and distribution centers used for commercial purposes; and shopping centers and malls.
- C. **Full Cut-Off Lighting Fixture:** means a lighting fixture or luminaire that is designed and constructed so that no light is emitted above a horizontal plane running through the lowest point of the fixture where light is emitted. Additionally, less than 10% of the total light output (lumens) is allowed to be emitted between 80 and 90 degrees from the nadir (directly downward). This design minimizes glare, light trespass, and skyglow, ensuring that light is directed downward toward the ground or intended surfaces, and not into the sky or onto adjacent properties.
- D. **Industrial Use:** The use of land and improvements for activities primarily involved in the manufacturing, processing, refining, or storage of goods and materials. This includes but is not limited to food and drink processing plants; foundries and heavy manufacturing facilities; light and medium manufacturing and assembly operations; industrial warehouses and distribution centers; truck terminals and logistics hubs; machine shops, tool and die operations; and mines, quarries, and grain elevators.

Section 3: Applicability

These standards apply to all new developments that will be either a commercial use or an industrial use in unincorporated areas of Hocking County, including new construction; major expansions (greater than 25% increase in building footprint); and redevelopment projects.

Section 4: Site Plan Required

All new commercial and industrial uses are required to submit a site plan that will confirm compliance with the standards of this Ordinance, ~~and any other~~ County Ordinance, state law, or federal law as required by the Hocking County Regional Planning Office.

Section 4: Site Design Standards

A. Setbacks and Lot Coverage.

1. Minimum front setback: 50 feet
2. Side and rear setbacks: 25 feet
3. Maximum lot coverage: 70%

B. Building Orientation and Design. Unless a lot is too narrow to accommodate a proposed site plan, buildings must face public streets or primary access roads.

C. Loading Docks. Loading docks must be screened from public view.

D. Fencing. Where a dwelling unit is within 200 ft of an adjoining property where a new commercial or industrial use is being proposed, fencing (where one is unable to see through to the other property) is required to be placed between the two properties to provide a buffer between the neighbors and the building intended for the commercial or industrial use. Should there be sufficient landscaping or natural vegetation between the two properties this requirement may be waived at the discretion of the Administrator.

E. Lighting.

1. Full cut-off fixtures required to minimize light pollution.
2. Lighting plans must be submitted with the required site plan.

F. Stormwater Management.

1. Compliance with the County Floodplain and Stormwater Regulations is required.
2. For properties where there is land disturbance of one acre or larger, compliance with the Ohio Environmental Protection Agency (OEPA) is required.

G. Access and Circulation.

1. *Ingress and Egress.* Safe ingress and egress to the property is required. Should the Administrator feel that the points of ingress and egress being requested by the applicant are not safe, the County reserves the right to require an applicant to hire (at the applicant's expense) an engineer to conduct a traffic study or any other study needed to prove or disprove the requested points of access.

2. *Internal Circulation.* Internal circulation must accommodate the County's emergency vehicles.

Section 5: Environmental and Utility Standards

- A. **Utilities.** All developments must connect to approved water and sewer systems or provide engineered alternatives.
- [B.] **Odor and Emissions.** All odor and emissions must comply with ~~Ohio Environmental Protection Agency (OEPA)~~ standards.
- B.[C.] **Waste.** Waste storage areas must be enclosed and screened.

Section 6: Administration and Enforcement

- A. **Administration.** The Administrator shall review and approve site plans
- B. **Enforcement.** Violations may result in stop-work orders, fines, or denial of occupancy permits.