

# Permitted Buildings and Uses in Industrial Districts

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*The information in this brochure is intended as a general guideline. Please refer to the Codified Ordinances of the City of Westlake for additional information and any updates.*

The following schedule enumerates all main, conditional and accessory buildings and uses that are permitted in Office Laboratory, Exclusive Office Laboratory and Exclusive Industrial Districts (From Section 1218.03 of the Westlake Codified Ordinances)

<b><i>Permitted Buildings and Uses</i></b>	<b>Office Laboratory</b>	<b>Exclusive Office Lab.</b>	<b>Exclusive Industrial</b>
<b>Offices:</b>			
Offices include professional, financial, governmental, public utility, administrative and sales except that no retail sales involving the physical exchange of merchandise shall be permitted.	M	M	C(c)
<b>Public Buildings:</b>			
Public buildings include police and fire stations, post office and hospitals	M	M	M
<b>Colleges, Universities and Training Schools:</b>			
Public or private colleges and universities and training schools of a private, technical or professional nature. (Ord. 2008-81. Passed 7-17-08.)	M	M	M
<b>Newspaper Printing Establishments</b>	M	M	M
<b>Research Laboratories:</b>			
Research laboratories include experimental, research and testing, all types of basic and applied research of product design and development, including, but limited to, the operation of small-scale experimental and pilot plant operations.	M	M	M
<b>Metal Production: Metal production includes metal-cutting, casting, stamping; electric, gas and ultrasonic welding; grinding, machining and finishing, only in the production and/or assembly of products such as:</b>			
Automotive and aircraft parts			M
Electrical and electronic equipment, motors			M
Electrical appliances; lamps, fixtures and clocks			M
Hardware, cutlery, kitchen utensils			M
Instruments; musical and scientific			M
Instruments and equipment; medical, orthopedic and photographic			M
Sporting goods, athletic equipment, toys			M
<b>Nonmetal Production - Nonmetal production includes:</b>			
Clothing and other textile products			M
Pharmaceutical products; compounding of cosmetics, drugs and toiletries			M
Plastics; extrusion, moulding and fabricating of panels, sheets, tubes and rods			M
Printing, publishing and engraving			M
Woods, fabrication of furniture, cabinets and other wood			M
<b>Services, Wholesale Sales and Storage Establishments. Services, wholesale sales and storage establishments are limited to:</b>			
Cleaning, dyeing and dry cleaning establishments; carpet cleaning			M
Repair of household appliances and goods produced by manufacturing and assembly processes permitted above			M
Food and drink preparation limited to refrigeration, ice manufacture, bottling of soft drinks, creameries; wineries; microbreweries (a brewery that produces less than 15,000 barrels per year); food preparation for wholesale sales or sales consummated outside the District			M
Shops and offices of contractors, including carpentry, electrical, masonry, plumbing, heating, ventilating, air conditioning, painting, roofing and sheet metal, packaging and crating			M
Warehouses, indoor storage and delivery establishments			M
Storage and wholesale sales of new lumber and other building materials; public utility materials and equipment; monument works			C
Heliport, helistop	C	C	C
Par 3 golf course			C
Outside storage of recreational vehicles as defined in 1211.30(a)(1) through (6)			C(b)
Self service storage establishment			C(f)

KEY: M = Main Use, A = Accessory Use, C = Conditional Use, () = see footnotes, blank boxes = not a permitted use in certain district

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<b><i>Permitted Buildings and Uses</i></b>	<b>Office Laboratory</b>	<b>Exclusive Office Lab.</b>	<b>Exclusive Industrial</b>
Animal boarding establishment			C(g)
Collision Center / Body Shop			C(h)
Tennis/racquet facility, fitness or similar recreational use so long as such use is located on an interior lot.			C

**Accessory Buildings and Uses:**

Off-street parking and loading facilities as permitted and as regulated in Chapter 1221	A	A	A
Signs as permitted and as regulated in Chapter 1223	A	A	A
Maintenance and storage facilities either within wholly enclosed buildings or suitably screened by a fence or dense landscaping so that no stored material is visible from an abutting street	C	C	A
Employee lunch rooms	A	A	A
Satellite receiving dish	A(a)	A(a)	A(a)
Child day care facility serving the children or dependents of employees working on the premises	A	A	A
Health care, exercise rooms, gymnastics or bodybuilding center serving employees working on premises	A	A	A
Licensed child day care or adult day care facility	C(e)	C(e)	C(e)
A restaurant in an office building used for the serving of food and dispensing of beverages			C
Trash receptacles enclosed in main building or in an approved structure	A	A	A

Any office laboratory, industrial, or service use not listed in the above schedule, but similar to a permitted use as to hours of operation and amount of traffic generated, may be permitted if such use complies with the performance regulations in Section 1218.06 and is in accordance with the provisions of Chapter 1229.

- (a) See Section 1218.09.
- (b) The conditional use of outside storage of recreational vehicles is subject to buffering, lighting, fencing, control of repair work, hours of operation, lot size and any other factors which the Planning Commission or Council deem necessary.(Ord. 1989-259. Passed 1-18-90.)
- (c) Office uses, other than those accessory and incidental to a permitted main use on the premise, may be permitted by conditional use permit in an exclusive industrial district located only in the areas between Detroit Road and Interstate 90, and between Sperry Road and the north corporation line from Clague Road to Columbia Road; setbacks shall conform to those in exclusive industrial districts and parking shall conform to those of office use. (Ord. 2007-174. Passed 1-17-08.)
- (d) (EDITOR'S NOTE: Former subsection (d) was repealed by Ordinance 2003-26, passed April 17, 2003.)
- (e) Additional regulations for adult day care facilities.
  - (1) No overnight stays are permitted.
  - (2) Applicant must apply for, obtain and maintain annual certification from the Ohio Department of Human Services, the Ohio Department on Aging and/or their designated regional agency to operate as a PASSPORT provider, or in the event that the PASSPORT program is discontinued, apply for, obtain and maintain a similar license from the State of Ohio for adult day care facilities. Applicant must comply with any and all future applicable State licensing requirements as they are implemented.
  - (3) All adult day care facilities to be located on a single floor with ground level access to all doors without stairs.
  - (4) Adult day care facility shall contain not less than 90 square feet of gross floor area per person with not less than 60 square feet per person of net indoor activity and living area. In addition,

adult day care facility shall provide not less than 35 square feet per person of outdoor sitting, walking and activity area.

- (5) The outdoor activity area shall be completely enclosed in a minimum 5 foot high fence with locks and alarm monitored gates.
- (6) A drop-off and pickup area shall be provided with handicap accessible access within 30 feet of the main entrance and provide a vehicle storage lane for not less than six vehicles.
- (7) The main entrance to the building and all emergency exits shall be accessible to emergency medical vehicles and fire emergency vehicles.
- (8) Compliance with Chapter 1373 of the Building Code is required. (Ord. 1996-19. Passed 7-9-96.)
- (f) A single apartment type residential unit, when attached to and incorporated with a self service storage establishment is permitted such that the residential unit shall comprise no more than 1,000 square feet and shall be occupied by no more than two persons, one of whom is an employee of the property owner and is a registered private security guard. The residential use shall terminate when the main use as a self service storage establishment is terminated. (Ord. 1997-110. Passed 7-17-97.)
- (g)
  - (1) All boarding of animals shall be within an enclosed building;
  - (2) Any outdoor exercise area shall be fenced and located outside any building setback for the District and not be located in the front yard;
  - (3) All noise and odors shall be confined to within the enclosed building such that no disturbance is made to any adjoining property owner or resident; and
  - (4) Domestic animal boarding is limited to common household pets. Wild, dangerous and/or undomesticated animals as defined in Section 505.20 shall not be permitted. (Ord. 1999-222. Passed 2-3-00.)
- (h) The building shall be free standing and the sole use of the building shall be for the purpose of collision centers/body shops, and all automobile storage shall be indoors. (Ord. 2005-25)