



District Site Plan LeRoy Township, Ohio B1 Site Plan Checklist

1. Lot size (1 ½ minimum) **Actual** _____
2. Lot width (150 ft. minimum) **Actual** _____
3. Building set back (50 ft. minimum from ROW) **Actual** _____
4. Landscaped open space (10 ft wide for required frontage width) **Actual** _____
5. Front yard depth (60 feet minimum) **Actual** _____
6. Side/rear yard abutting nonresidential district (15 ft minimum) **Actual** _____
7. Side/rear yard abutting residential district (60 ft minimum) **Actual** _____
8. Parking set back from residential district (40 ft minimum) **Actual** _____
9. Parking set back from nonresidential district (5 ft minimum) **Actual** _____
10. Onsite storage from residential district (40 ft minimum) **Actual** _____
11. Onsite storage from nonresidential district (5 ft minimum) **Actual** _____
12. Building height (35 ft maximum) **Actual** _____
13. Accessory building height (35 ft maximum) **Actual** _____
14. Waste materials:
 - a. Is any waste material being discharged into the ground water? Yes No
 - b. If yes, provide evidence of compliance and certification by federal, state, county or controlling agencies.
15. Waste receptacles:
 - a. Are any solid, liquid, or gas waste products resulting from any permitted principal, conditional, or accessory use being stored on this property? Yes No
 - b. If yes, all waste must be disposed of off-site. Provide evidence of method of storage and compliance according to all regulations of current federal, state, county, local or any controlling agencies.

16. Truck loading docks:

- a. Is there a loading dock in the front of the building? Yes No
- b. If yes, the truck loading docks shall be recessed, open or enclosed sufficiently to prohibit any part of a truck from extending past the front of the building.
- c. Do the building drawings comply? Yes No

17. Off street parking minimum:

- a. One space per 800 square feet of general industrial building use.
Building square footage: _____ / 800 = _____ parking space(s) required.
Parking spaces proposed _____

- b. One space per 250 square feet of office/administrative or laboratory building use.
Building square footage: _____ / 250 = _____ parking space(s) required.
Parking spaces proposed _____

See Section 25 for additional parking requirements.

18. Performance Standards

All uses allowed in the Industrial District shall conform to the performance standards in this section. The purpose of such standards is to permit potential industrial nuisances to be measured, factually and objectively, to ensure that all industries will provide methods to protect the community from hazards and nuisances which can be prevented by processes of control and nuisance elimination, and to protect industries from arbitrary exclusion or persecution based solely on nuisance production.

Provide description of the degree, production and/or emissions produced by the proposed Industrial use:

- a. Glare and Heat

- b. Vibration

- c. Light

- d. Smoke Emission

e. Order Emission

f. Particle Emission

g. Hazardous Material

h. Electromagnetic Interference

i. Noise
