

RECORD OF ORDINANCES

Ordinance No. _____

Passed _____

ORDINANCE 26-23

AN ORDINANCE AMENDING THE CODIFIED CODE SECTION OF THE ZONING DISTRICT UNDER TITLE 3 CHAPTER 1137 OF THE VILLAGE OF HEBRON ZONING CODE

WHEREAS, the Village of Hebron has determined due to ongoing development in Licking County and in order to attract business to the community it is in the best interest of the Village of Hebron to amend its permitted uses for a (M1) Manufacturing District; and

WHEREAS, the Ohio Revised Code Section 731.19 permits municipalities the ability to revise or amend ordinances; and

WHEREAS, the Village of Hebron has decided it shall amend in whole section 1137.02 of the Village of Hebron Codified Ordinances to allow for the permitted used of data centers.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE OF HEBRON, LICKING COUNTY, STATE OF OHIO, WITH A MAJORITY OF THE MEMBERS THERETO CONCURRING THAT:

Section I: The Village of Hebron hereby repeals and replaces Village of Hebron Codified Ordinance Section 1137.02 pursuant to Ohio Revised Code 731.19 and replaces it with the following amended Section 1137.02 as written in the attached Exhibit A and incorporated herein by reference.

Section II: The Village of Hebron hereby directs the Clerk of Council to update the changes to Village of Hebron Codified Ordinance Section 1137.02 as soon as this ordinance takes effect.

Section II: This Codified Ordinance section stated more specifically in the attached Exhibit A shall take effect and be in full force upon the earliest period allowed by law.

Passed this 25th day of October, 2023


JAMES LAYTON, MAYOR
Valeye A Mockus, Council President


DEBORAH MORGAN, FISCAL OFFICER

APPROVED AS TO FORM: Wesley K. Untied, Village Solicitor

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CHAPTER 1137 Manufacturing District (M1)

1137.02. Permitted Uses

(a) Manufacturing.

- (1) Canning and preserving fruits, vegetables, and seafood.
- (2) Bakery products, candy, and other confectionary products.
- (3) Clothing, apparel, and accessories.
- (4) Fabricated textile products; broad and narrow woven fabric mills, including cotton, man-made fiber and silk, and dyeing and finishing, floor covering mills, and yarn and thread mills.
- (5) Publishing and printing of newspapers, magazines, books and other publications, and commercial printing; manifold business forms, greeting cards, bookbinding and related industries, and service industries for the printing trade.
- (6) Pharmaceuticals.
- (7) Footwear, gloves and mittens, luggage, handbags and other personal leather goods; boot and shoe cut stock and findings.
- (8) Glass products, plastic products and processing, farm equipment, metal stamping and shaping, industrial and household cleaners.
- (9) Communication equipment, electronic components and accessories, engineering, laboratory, scientific and research instruments and associated equipment, and instruments for measuring, controlling and indicating physical characteristics.
- (10) Optical instruments and lenses, surgical, medical and dental instruments and supplies, and ophthalmic goods; photographic equipment and supplies.
- (11) Watches, clocks, clockwork operated devices and parts; jewelry, silverware and plated ware.
- (12) Automobile accessories and electronic components.
- (13) Sausages and other prepared meat products, dairy products, grain mill products, and beverage industries.
- (14) Household and office furniture, partitions, shelves, lockers and office and store fixtures.
- (15) Nonferrous foundries, sheet metal work, and machine shops, jobbing and repair.
- (16) Household appliances, electrical lighting and wiring equipment, and electrical machinery, equipment and supplies.
- (17) Musical instruments and parts, toys, amusements, sporting and athletic goods.
- (18) Pens, pencils and other office and artists' materials, costume jewelry, costume novelties, buttons and sewing supplies.

(b) Wholesaling.

- (1) Pharmaceuticals, chemicals and allied products.
- (2) Dry goods and apparel.
- (3) Groceries and related products.
- (4) Electrical goods.
- (5) Hardware, plumbing and heating equipment and supplies.
- (6) Machinery, equipment, and supplies.
- (7) Tobacco and related products.
- (8) Beer, wine and distilled alcoholic beverages.
- (9) Paper and related products.
- (10) Furniture and home furnishings.

(c) Warehousing and Transportation Services.

- (1) Trucking, local and long distance.
- (2) Public warehousing and freight forwarding.
- (3) Terminal and joint terminal maintenance facilities for motor freight transportation and services incidental to transportation.

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- (4) Motor vehicles and automotive equipment.
 - (5) Pharmaceuticals, chemicals and allied products, dry goods, apparel, groceries and related products.
 - (6) Farm products and raw materials, electrical goods, hardware, plumbing and heating equipment and supplies.
 - (7) Machinery, equipment, and supplies.
 - (8) Miscellaneous wholesalers except scrap and waste materials.
 - (9) Self-storage facilities and vehicle storage, to include motor homes, motor vehicles, campers, trailers, boats, watercraft and recreation vehicles.
 - (10) Data centers for the purpose of storing and saving computer data on servers and similar equipment.
- (d) Service Industries.
- (1) General construction contractors.
 - (2) Plumbing, heating and air conditioning, painting, paperhanging and decorating.
 - (3) Electrical work, masonry, stonework, tile setting, and plastering, carpentering and wood flooring, roofing and sheet metal work, concrete work, and water well drilling.
 - (4) Special trade contractors.
 - (5) Bulk product sales, mulch plants, coal yards.
- (e) Commercial Retail. Commercial retail uses associated with and subordinate to another permitted use and limited to no more than twenty-five percent (25 %) of the total gross floor area of all structures on the subject lot(s).
- (f) Research, Development and Testing Laboratories.
- (g) Commercial and Office Uses.
- (1) Commercial and stock savings banks, savings and loan associations, personal credit institutions, and business credit institutions.
 - (2) Health and medical services.
 - (3) Design services include engineering, architecture, landscape architecture, urban planning, graphic arts and interior design.
 - (4) Accounting, auditing and bookkeeping services.
- (h) Administrative Offices. Administrative offices primarily engaged in general administrative supervision, purchasing, accounting and other management functions.
- (i) Personal and Consumer Services.
- (1) Personal: beauty shops, barber shops, therapeutic massage clinics, shoe repair shops, dry cleaning, pressing, alteration and garment repair.
 - (2) Business: advertising, consumer credit reporting agencies, mercantile reporting agencies, adjustment and collecting agencies, business services including duplicating, addressing, blueprinting, photocopying, mailing, mailing list, and stenographic, private employment agencies, and business services not otherwise classified.

(Ord. 19-20. Passed 11-4-20, Amended 00-00-23.)