

## **SECTION 723 U.S. 30 AND SR 172 CORRIDOR OVERLAY DISTRICT**

### **SECTION 723.1. Purpose and Intent**

This section establishes the U.S. 30 and SR 172 Corridor Overlay District (COD) as a zoning overlay district under the provisions of ORC 519.021(c). This zoning overlay is an additional zoning district that overlays the base zoning district. The purpose and intent of the U.S. 30 and SR 172 Corridor Overlay District is:

- (A)** In the interest of, and to promote the public health, safety, convenience, comfort, prosperity, or general welfare of Osnaburg Township;
- (B)** To encourage, enhance, and promote the U.S. 30 and SR 172 corridors as an economic driver of jobs, manufacturing, logistics, and agriculture for the Stark County region;
- (C)** To recognize that U.S. 30 and SR 172 are key thoroughfares and gateways into Osnaburg Township;
- (D)** To promote development of harmonious land uses that support and encourage manufacturing, logistics, innovation and development industries, agribusiness and jobs;
- (E)** To reduce and prohibit those land uses that will conflict with the purpose and intent of this district;
- (F)** To encourage development that is consistent with the adopted Comprehensive Plan of Osnaburg Township and Stark County.

### **SECTION 723.2. Applicability**

Within the districts identified on the official zoning map as the Corridor Overlay District, and upon election of the property owner, the site plan review procedures, development standards and use standards in this Section shall apply to any change in use of land, buildings or structures, new construction, or substantial expansion or renovation, except as otherwise provided.

- (A)** Substantial expansion and renovation means:
  - 1.** For non-residential uses: an aggregate increase of 25% in building footprint or major changes to the façade of the principal building or structure, such as door or window openings, increase in height, or changes to the roofline.
  - 2.** For residential uses: An increase in the number of dwelling units is a substantial expansion.
- (B)** Residential uses, that are expanding floor area, but not increasing the number of dwelling units, or new residential construction, including accessory structures for residential uses, that conforms with the base zoning district are exempt from this section.
- (C)** All existing land, uses, buildings and structures that are conforming uses and are subject to the COD zoning district may continue to use their property in accordance with the requirements of the applicable base zoning district, including existing conditional uses.

### **SECTION 723.3. Conflicts and Interpretation**

- (A)** Except as specifically provided otherwise, the requirements of the COD regulations shall control over any conflicting or inconsistent provision in the base zoning district.
- (B)** In the event that the COD regulations do not address requirements found elsewhere in this zoning resolution, the base zoning requirements shall apply.
- (C)** If the provisions of this Section impose a greater restriction than imposed or required by other laws, rules, regulations, or resolutions, the provisions of this Section shall control so long as they do not conflict with the Ohio Revised Code (ORC), Ohio Administrative Code (OAC), federal law or regulations.

### **SECTION 723.4. Site Plan Review Procedures**

All developments subject to this Section shall be reviewed by the township as provided in this section. The determination as to whether the application and plan comply with the COD regulations shall not be considered to be an amendment to the zoning resolution for purposes of R.C. §519.12. The determination is an administrative decision subject to appeal under R.C. Ch. 2506.

#### **(A) Application**

- 1.** Applications for any development under the COD district shall be submitted to the Zoning Inspector.
- 2.** The application shall include all such forms, maps, and information, as may be prescribed by the Zoning Commission to assure the fullest practicable presentation of the facts for the permanent record. However, the application shall, at a minimum, contain the following:
  - a.** Completed application form and the required fees as established in the Osnaburg Township fee schedule.
  - b.** A description of the project and work involved, including the existing and proposed land use, building size, number of units, and any other information necessary to fully convey the project scope.
  - c.** A site plan at scale, that shows proposed structures, buildings and their uses; driveways, parking, loading and circulation areas; pedestrian access and sidewalks; landscaping and screening; lighting; and signage. Include adjacent properties to illustrate conformance to required side and building setback requirements.
  - d.** A scaled drawing of all elevations showing height of the building, roof elevation, any proposed alterations, and mechanical systems. The elevations shall illustrate compliance with the development standards.
  - e.** A landscape plan showing the location, type, quantities and size at planting of landscaping and screening of the development including trees, flowers, shrubs and open space in conformance with the development standards.
  - f.** Proposed signs, including location, dimensions, size, lighting and copy.

3. The Zoning Inspector shall review the application for completeness within 7 days of receipt. If the Zoning Inspector deems the application incomplete, the Zoning Inspector will notify the applicant of the missing relevant information.

**(B)** Review by the Zoning Commission

1. Upon the submittal of a complete application, the Zoning Inspector shall forward the application to the Zoning Commission for review.
2. The Zoning Commission shall review the application within 30 day of receipt of a complete application.
3. All property owners within 250 feet of the subject site shall be given notice of the Zoning Commission meeting by first class mail within 10 days of the public meeting.
4. The Zoning Commission shall decide on the approval, modification or denial of the proposed application. The Zoning Commission may table the application for an additional 30 days to allow time gather additional information if necessary.
5. After approval of the application, the applicant shall submit a revised plan incorporating any revisions or modifications approved by the Zoning Commission to be maintained for township records.
6. Once the Zoning Inspector receives the revised plan, and reviews for conformance with the Zoning Commission approval, the Zoning Inspector is authorized to issue a Zoning Permit.
7. The determination of the Zoning Commission is not a decision on an amendment for purposes of R.C. 519.12 but is an administrative decision that may be appealed under R.C. Ch. 2506.

**SECTION 723.5. Review Criteria**

- (A)** The Zoning Commission shall review the proposed application for conformance with this section and any other applicable sections of this Zoning Resolution.
- (B)** Where the Zoning Commission determines that the requirements for the development and/or use proposed therein, or the manner in which they are proposed to be conducted, do not meet the standards and requirements of this resolution and could not practically and reasonably be made to do so by the attachment of reasonable conditions and safeguards, such applications shall be denied.

**SECTION 723.6. Modifications to Approved Plans**

- (A)** The Zoning Inspector may grant minor changes to an approved site plan only under the following conditions:
  1. The requested change has no discernible impact on neighboring properties or the general public.
  2. Minor changes shall be limited to a 10% change, due to unforeseen site constraints, in:
    - a. the amount of landscaping,
    - b. setback of structures,
    - c. required parking

- (B) All other requests for changes will be processed as a new application, which require the paying of a new fee.
- (C) An applicant or property owner requesting changes shall submit a written request to the Zoning Inspector, itemizing the proposed changes.

**SECTION 723.7. Permitted Uses**

In addition to those uses permitted by the base zoning district, the permitted uses within the COD district are those with the purpose and intent of the Corridor Overlay District including:

- (A) Industrial Services
- (B) Light Manufacturing and Assembly
- (C) Research and Development Facilities
- (D) Professional and Medical Offices
- (E) Transportation, Warehousing and Logistics Uses
- (F) Restaurants and Taverns
- (G) Retail and Service Commercial Uses

All proposed buildings or structures exceeding 100,000 square feet shall be approved by the Osnauburg Township Trustees prior to the issuance of a zoning permit.

**SECTION 723.8. Prohibited Uses**

The following uses are prohibited within the COD districts:

- (A) All uses not permitted in the underlying base zoning district;
- (B) Residential planned developments, subdivisions, or multi-family developments with greater density than the base zoning district permits, shall be prohibited. However, all residential planned developments and subdivisions approved prior to the adoption of this Section on (insert effective date here) are considered conforming uses and may continue to use their property in accordance with the requirements of the applicable base zoning district or planned development regulations.
- (C) Adult uses
- (D) Storage of junk and/or inoperable vehicles and equipment
- (E) Those uses that, through their normal daily operations require significant outdoor storage of materials and/or equipment that cannot be effectively visually screened from the view of U.S. 30 or SR 172.

**SECTION 723.9. Accessory Uses and Structures**

Customarily associated accessory uses and structures for existing conforming uses shall be permitted within the COD district. The expansion of accessory uses for existing conforming developments shall be reviewed by the Zoning Inspector. New accessory use structures shall be reviewed by the Zoning Commission.

**SECTION 723.10. Development Standards**

**(A) Site Development Standards**

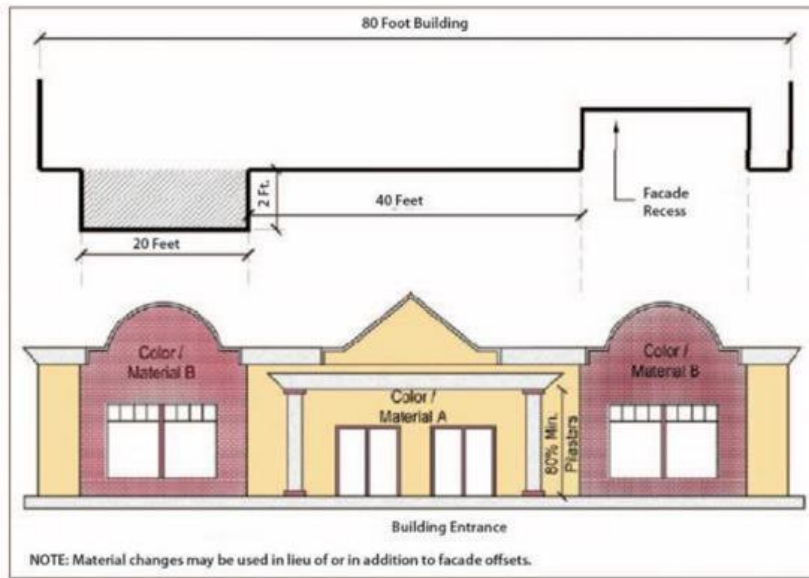
The table below establishes the minimum site development standards for COD district.

Minimum Lot Area <sup>1</sup>	Minimum Lot Width <sup>2</sup>	Maximum Lot Coverage	Setbacks (Feet)		
				Pavement Setback	Building Setback
			Front Yard	30	50
Underlying Base Zoning	100	60%	Side and Rear Yard within 500 feet of a Residential Use <sup>3</sup>	50	100
			Side and Rear Yard Adjacent to a Nonresidential District	20	25

(1) Lot must be large enough to satisfy all state and local regulations.  
 (2) Driveway spacing shall conform to the requirements of the Stark County Engineer or ODOT  
 (3) Adjacency is measured from the property line of the proposed development to the nearest residential structure.

**(B) Building Massing and Height Standards**

1. The maximum height of all structures in the COD district shall be 50 feet.
2. Buildings shall be parallel to the street they front unless an alternate orientation is consistent with existing, adjacent development.
3. Buildings shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. U.S. 30 and S.R. 172 shall be considered public right-of-way and/or street frontage for the purposes of entrance orientation. This is not meant to require that the functional main entrance of the building face U.S. 30 and S.R. 172, but the building should be designed in a manner that reflects the importance and visibility of U.S. 30 and S.R. 172.
4. The main entrance of each building, or to individual tenants of a multi-tenant building, shall be clearly delineated from the rest of the building.
5. Building walls facing, or visible from public streets, shall have window openings, functional or simulated, at regular intervals. Simulated window openings can be achieved through either painting schemes or reliefs in the building walls.
6. Front building walls that each span longer than 60 feet shall be broken up through actual or simulated wall offsets (wall projections, recesses, or color changes) at a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.



Example of building wall offsets.

## (C) Parking and Loading Standards

### 1. Parking Requirements

- a. The applicant shall detail and propose the necessary number of parking spaces and a circulation plan that will adequately accommodate the expected number of employees and visitors.
  1. During the site plan review, the Zoning Commission shall decide on the adequacy of the proposed parking plan and make modifications during the site plan review as outlined in this Section.
  2. If the applicant is proposing less spaces than required in the underlying zoning district, the Zoning Commission may approve a lesser amount if it determines the proposed plan will adequately accommodate the expected number of employees and visitors.
- b. All parking areas shall be screened according to the following requirements:
  1. A minimum of 1 shade tree per every 10 parking spaces shall be required. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily, and shall be a minimum of two inches in caliper at the time of installation.

### 2. Loading and Service Areas

All loading, delivery, and service areas in the district shall be screened from view from adjacent residential uses, U.S. 30 and SR 172 in accordance with the following standards:

- a. Loading docks shall be oriented perpendicular to U.S. 30 and SR 172 so their visual impact along the major corridors is minimized.

- b.** Loading docks and loading areas shall not be permitted on the side of the building that faces the public right-of-way. Buildings shall be designed and located on the lot so that loading docks and loading areas are at the side or rear of the buildings.
- c.** Screening shall be provided to achieve at least 80% opacity up to 10 feet in height (from average grade, excluding loading dock ramp below grade) if the loading dock is unable to be located per the requirements above as determined by the Zoning Commission. Screening elements shall include walls, landscaping, mounds or any combination thereof.
- d.** All sides of any service areas and/or loading docks that are visible to adjacent residential uses or lots, U.S. 30 and SR 172 shall be entirely screened from view using one of the following:
  - 1. A combination of a 3' mound and completely opaque walls or fences to a height necessary for screening the proposed use, but not less than 7 feet and not exceeding 12 feet in height.
  - 2. A combination of a berm and evergreen shrubbery to obtain 80 percent screening of the area, to a minimum of 7 feet in height, within 2 years after planting.
  - 3. Loading docks may be screened from view by an extension of a building wall provided that the wall is constructed of materials like and architecturally compatible with the design of the principal structure.
  - 4. A continuous planting of evergreen trees, a minimum of 7 feet in height at the time of planting, and staggered or spaced to achieve 80 percent screening of the area within 2 years of planting.
  - 5. Any combination of the above.



Example of building with loading area perpendicular and screened. Loading bays shall not front U.S. 30 or S.R. 172.

**(D) Mechanical Screening**

To minimize the visual impact on adjacent uses and roadways, ground mounted mechanical equipment shall be screened from view on all sides through the use of landscaping, free standing walls or enclosures that are consistent with the architectural style and materials of the building. Wind turbines and solar panels are excluded from the screening requirements.

**1. Roof mounted mechanical equipment:**

Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from view from adjacent properties and public right-of-ways. Such equipment shall also be screened from view from any properties that may see the building from above (e.g., if adjacent properties are along higher elevations). This requirement shall only apply to newly constructed buildings and structures.

**2. Screening of Dumpsters, Storage Tanks, and Mechanical Equipment:**

All dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free-standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and be architecturally compatible with the development.

**(E) Buffering**

Where the side or rear yard of any non-residential building or use in the COD district abuts any residential use, a landscape buffer, for the purpose of buffering the side or rear of such use or building from view of the residential area, shall be required in accordance with the following requirements:

- 1.** Within the required side or rear yard setback, continuous for the entire length of such setback, there shall be installed a landscape buffer consisting of a combination of a minimum 3' high mound and a continuous planting of a combination of evergreen trees and deciduous shade trees. Evergreen trees shall be a minimum of 6' in height at the time of planting and shall be staggered or spaced to achieve a minimum opacity of 80% within 3 years of planting. Deciduous shade trees shall be a minimum of 2 1/2 inches in caliper at time of planting and shall be planted a minimum of 40' on center for the entire length of the landscape buffer.
- 2.** Where buffering and screening is required within the underlying zoning district for the purposes of screening outdoor storage and/or loading and delivery areas, the landscape buffer as described above shall be stopped at the point where the more stringent buffer is required, shall resume at the point where the more stringent buffer ends, and shall continue to the end of the required side or rear yard setback.
- 3.** Within all zoning districts any portion of any lot that is not covered with buildings, structures, or parking areas shall be landscaped to prevent wind and soil erosion and the nuisance of excessive wind-blown dirt and dust on adjacent properties.



**(F) Maintenance**

1. Required yards and all other portions of the lot not covered by permitted structures shall be landscaped with grass, trees, shrubbery and/or other appropriate ground cover or landscaping material, which at all times shall be pruned, trimmed, and maintained in good and healthy condition.
2. All landscaping materials shall be installed and maintained according to accepted nursery industry procedures. The property owner shall be responsible for continued, perpetual maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse, debris, and noxious and unsightly weeds at all times.
3. The landscaping shall regularly be kept clean and free of debris, litter, and weeds.
4. All unhealthy or dead plant material shall be replaced within 30 days, or by the next planting period, whichever comes first. Replacement material shall conform to the original intent of the landscaping and buffer plan.
5. Violation of installation provisions or failure to maintain the landscaping shall constitute a violation of this resolution. Such violation shall be grounds for the Zoning Inspector to require replacement of the landscape material or initiate legal proceedings to enforce the provisions of this resolution.

**SECTION 723.11. Outdoor Storage**

- (A) The outdoor storage of inoperable vehicles and equipment shall be prohibited.
- (B) The temporary staging of materials and equipment meant for processing or shipping/receiving is permitted provided that the staging of such materials and equipment is for a period of less than 48 hours.
- (C) The outdoor storage of building and landscaping materials shall be permitted if, in the determination of the Zoning Commission, such materials can be effectively and permanently screened from view a driver of the U.S. 30 and SR 172 corridors. Screening can be achieved through berms, opaque walls, or landscaping, or a combination of those elements including the following:
  1. A combination of a continuous minimum 3-foot-high earthen berm and completely opaque masonry walls that are a minimum of 7 feet high, but no taller than 12 feet high, measured from the top of the berm. Trees planted a minimum of 40 feet on center shall be required to break up the wall façade.
  2. A combination of a continuous earthen berm and a continuous planting of evergreen trees and deciduous shade trees planted on top of the mound and staggered or spaced to achieve 100% screening of the outdoor storage within 3 years of the time of planting. Evergreen trees shall be a minimum of 7 feet in height at the time of planting.

## **SECTION 723.12. Signs**

In addition to the sign requirements of Article VIII of this Zoning Resolution, developments within the COD district shall be subject to the following requirements. The Zoning Commission may approve alternative sign designs if, in their determination, the proposed sign plan is substantially equivalent to the requirements of this section.

### **(A) Wall Signs**

Wall signs are permitted on all principal structures in accordance with the following:

- 1.** Wall signs shall be mounted on or flush with a wall. A wall sign may be painted directly on a building wall, mounted on the façade wall, or mounted on a raceway.
- 2.** A wall sign shall not protrude more than 18 inches from the wall or face of the building to which it is attached, regardless of whether a raceway is used.
- 3.** A wall sign may be attached to a building wall or extension which faces a street, parking lot or service drive, or may be attached to a canopy or awning which projects beyond the building or is a separate structure.
- 4.** Wall signs shall not extend above the roofline of the building to which it is attached.
- 5.** Wall signs may not be attached to a penthouse or roof structure including but not limited to mechanical equipment or roof screening.
- 6.** Size
  - a.** There is no maximum number of wall signs, but the total square footage of wall signs located on a single façade shall comply with the requirements of this section.
  - b.** Where there are multiple primary facades (e.g., corner lots or through lots), the maximum wall sign area shall apply to the individual façade. An applicant shall not combine the total amount of wall sign area permitted on all facades and apply it to a single façade.
  - c.** An applicant may locate any portion of permitted wall signage onto a secondary façade provided that:
    - 1.** The maximum wall sign area allowed shall be determined by the primary façades that face a public street;
    - 2.** Such wall sign area shall be deemed transferred from the primary façade to the secondary façade and shall reduce the wall sign area allowed on the primary façade accordingly; and
    - 3.** The maximum wall sign area allowed on a secondary façade shall not exceed the maximum wall sign area permitted on any one primary façade.
- 7.** Buildings with Multiple Tenant Spaces

The maximum wall sign area permitted, per tenant space, shall be equal to one and one-half (1.5) square feet for every lineal foot of building width assigned to the individual tenant space. Additional wall signs are permitted for each additional façade that faces directly onto a public street. The maximum sign area for the

additional wall signs shall be equal to one and one-half (1.5) square feet for every lineal foot of building width of the façade to which it will be attached.

**8. Buildings with Single Tenant Occupancy**

The maximum wall sign area permitted shall be equal to one and one-half (1.5) square feet for every lineal foot of building width. Additional wall signs are permitted for each additional façade that faces directly onto a public street. The maximum sign area for the additional wall signs shall be equal to one and one-half (1.5) square feet for every lineal foot of building width of the façade to which it will be attached.

**9. Large-Scale Commercial and Industrial Buildings (Over 100,000 square feet of floor area)**

- a. The maximum wall sign area permitted on any single façade, regardless of the number of signs, shall not exceed five percent (5%) of the total façade area.
- b. No wall sign shall exceed 25% of the height of the façade to which it is attached, as measured from the bottom of the letters or message to the top most point of the letters or message.



Example of wall signs

**(B) Freestanding Signs**

- 1. Freestanding signs shall be restricted to ground-mounted monument signs as defined in this section.
- 2. Ground-mounted monument signs shall be skirted to the ground with the same materials as the primary structure on the parcel and incorporate landscape plantings.
- 3. The ground sign display area cannot be wider than the base or foundation.
- 4. All freestanding signs shall be set back a minimum of 10 feet from any public right-of-way or property boundary line.
- 5. Up to 50 percent of one ground-mounted monument sign on any lot may include changeable copy signage. The changeable copy sign may be a manual sign or an electronic message center. In no case, shall the copy change more than once per 4 hours.

**6. Number**

- a. There shall be a maximum of one freestanding sign on each lot with a principal building; however principal buildings on lots that have more than 75 feet of frontage on more than one public street shall be permitted to have one additional freestanding sign with one sign located along each of the public streets. There shall be a maximum of two free standing signs permitted on each lot.
- b. Each sign permitted in accordance with the above regulation shall comply with the applicable maximum sign height and sign area standards established in this section for freestanding signs.
- c. Multi-tenant buildings on lots that have a single street frontage that is 1,500 feet or longer shall be permitted to have one additional freestanding sign.

**7. Size and Height**

Unless otherwise specified, the maximum sign area shall be 75 square feet and the and maximum height of freestanding signs shall be 10 feet.



Example of a ground mounted monument sign

**(C) Off-Premise Outdoor Advertising Signs (Billboards)**

Outdoor advertising signs are hereby classified as a business use, in compliance with ORC 519.20, and are subject to the regulations of the underlying zoning district and of Article VIII of this Zoning Resolution. Within the COD district, the following regulations shall also apply:

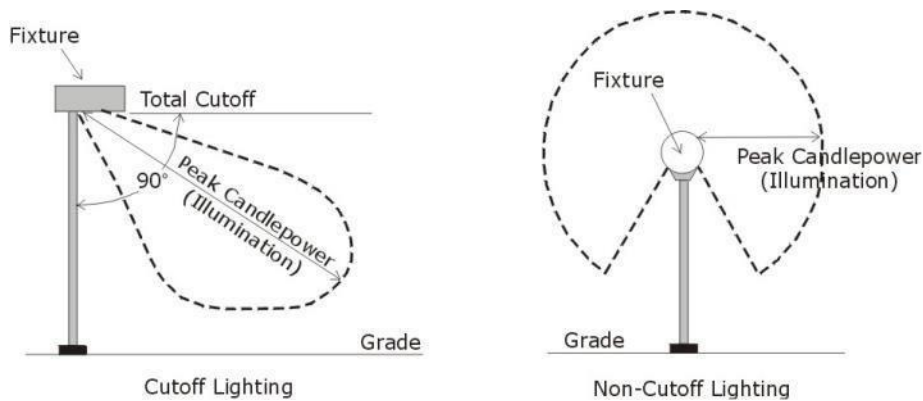
- 1. Off-premise, permanent outdoor advertising shall be considered under the provisions of this section.
- 2. An off-premise outdoor advertising sign shall be considered a principal use of a lot.
- 3. One off-premise outdoor advertising sign, with a maximum of two sign faces, may be permitted on a single lot.
- 4. Off-premise outdoor advertising signs shall be freestanding signs and shall not be located on or attached to a building or other structure not intended or utilized for the sole purpose of supporting said sign.

5. The maximum sign area and sign height for an off-premise outdoor advertising signs shall not exceed 300 square feet and 10 feet in overall height.
6. No off-premise outdoor advertising sign shall be located nearer than twenty-five (25) feet to any side lot line.
7. No off-premise outdoor advertising sign shall be located at least 1,250 feet from other outdoor advertising sign.

### **SECTION 723.13. Lighting**

All building, parking and exterior lighting shall conform with Article VI of this zoning resolution. In addition, all developments in the COD district shall conform to the following requirements:

- (A) A lighting plan is required as outlined in the review procedure of this section.
- (B) All lighting fixtures will be full cutoff so to reduce any glare or light trespass to adjacent properties, except for decorative lighting fixtures.
- (C) Non-cutoff lighting shall only be used for decorative purposes and shall only be located adjacent to buildings.
- (D) The maximum height of parking lot bases, poles and fixtures shall be 25 feet.
- (E) The lighting of exterior, architectural building features is encouraged.



### **Definitions (To be incorporated into existing zoning resolution section)**

#### **INDUSTRIAL SERVICES**

Establishments primarily engaged in rendering services to office, business, or industrial establishments on a fee or contract basis, such as advertising and mailing; building maintenance; employment services; management and consulting services; protective services; office equipment rental and leasing; commercial research; development and testing; photo finishing; machine repair, and personal supply services.

### **LIGHT MANUFACTURING AND ASSEMBLY**

The manufacturing, processing, or assembly of products within a fully enclosed structure where noise, odor, light, or vibrations is not noticeable from the adjacent properties.

### **PROFESSIONAL AND MEDICAL OFFICES**

Establishments are primarily engaged in activities or services which require licensing or certifications and have minimal impact on adjacent properties. Examples of this use include medical offices, accountants, attorneys, surveyors and engineers, and other similar uses.

### **RESEARCH AND DEVELOPMENT FACILITIES**

An establishment or facility for carrying on investigation in the natural, physical, or social sciences, or engineering and development as an extension of investigation with the objective of creating end products. Such establishment shall not include the manufacturing or assembly of products beyond the development of prototype systems or products. All activities shall take place within an enclosed building.

### **RESTAURANTS AND TAVERNS**

- A tavern is an establishment providing or dispensing, for on-site consumption, any fermented malt beverage, malt beverage, special malt, vinous, or spirituous liquors. The sale of food products including, but not limited to, sandwiches and light snacks may be a secondary use to the service of the aforementioned drinks.

A restaurant is an establishment with table service whose principal business is the selling of unpackaged food and beverages to the customer in a ready to consume state, in individual servings, or in non- disposable containers, provided that no drive-through window is permitted. For the purposes of this definition, a restaurant shall not include any drive-in or carry-out services unless a drive-through facility is permitted as an accessory use.

### **RETAIL AND SERVICE COMMERCIAL USES**

Establishments primarily engaged in the sale of goods, materials, and general services to the public. Examples of this use type may include, but are not limited to, bookstores, antique stores, bakeries, grocery stores, and other similar uses.

### **TRANSPORTATION, WAREHOUSING AND LOGISTICS USES**

Establishments primarily engaged, or support such establishments, in the transportation, warehousing (indoors), sorting, or distribution of goods and products. Examples include trucking terminals, distribution centers, warehouses, fleet companies, fueling centers that support fleets or large trucks, and other similar uses.