



**Jack Bradley**  
Mayor

# CITY OF LORAIN

Department of Building, Housing & Planning

**Matthew Kusznr**  
Director

**David Faciana**  
Chief Building Official

January 26, 2026

To: Planning Commission  
From: Evelisse Atkinson, Planning and Zoning Administrator

**Re: Z.C.A. 01-2026 Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 1051 Meister Rd, PPN 02-01-006-184-022 from a B-2 General Commercial District to an I-1 district. TDI Lorain, LLC, applicant.**

**My responses regarding compliance are below:**

The proposed use at, 1051 Meister Rd., PPN 02-01-006-184-022 is indoor self-storage. If the parcel is rezoned from the current classification of B-2 Business Commercial to (I-1) Light-Industrial, the property may include any permitted and conditional uses identified in Section 1127.02, Scheduled of Allowed Uses (attached).

**Light Industrial 1127.03-Dimensional Requirements:**

Minimum side and rear setback abutting a residential zoning district shall be 50 ft. in the I-1 and 75 ft. in the I-2 District.

Table 1127.03. Area, Height and Placement Requirements, Industrial District		
Zoning District	I-1, Light Industrial	I-2, Heavy Industrial
<b>Lot Area and Width</b>		
Minimum Lot Area (sq. ft.)	1 acre	2 acres
Minimum Lot Width (ft.)	200	200
<b>Minimum Setbacks (ft.)</b>		
Front	30	30
Rear	35	50
Side (interior)	20	20
Side (street)	20	30
<b>Maximum Height and Lot Coverage</b>		
Height (ft.)	45	60
Coverage (%)	-	-

**Standards for a Zoning Map Amendment, Section 1177.04:** In order to promote the public health, safety, and general welfare of the city against the unrestricted use of property, the Council and Planning Commission may consider the following standards and any other factors relevant to balancing the public interest in making any rezoning decision:

200 West Erie Avenue, 5<sup>th</sup> Floor, Lorain, Ohio 44052  
 Building Division: (440) 204-2045 Fax: (440) 204-2540  
 Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080  
 Email: [bhp@cityoflorain.org](mailto:bhp@cityoflorain.org) [www.cityoflorain.org](http://www.cityoflorain.org)

- (a) Is the request in conformance with the City's comprehensive long-range plan?
- (b) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (c) Does the current zoning classification unreasonably restrict the use and enjoyment of the subject property?
- (d) Has a change of conditions occurred in the surrounding area which makes the current zoning of the property unreasonable?
- (e) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (f) Could traffic created by the proposed use or other uses permissible under the proposed zoning district travel through established residential neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
- (g) Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- (h) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
- (i) Will the request have any impact on any present or planned historic site or development in the City?
- (j) Will the action adversely impact adjacent or nearby properties in terms of:
  - (1) Environmental quality or livability, resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.
  - (2) Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted.
- (k) Will the action create development potential of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, resulting in adverse impacts upon existing down-stream drainage problems or potential problems?
- (l) Will the action create development opportunities that could create traffic flow beyond the carrying capacity of the current street system?
- (m) Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided economically and therefore would create an actual burden to the public?

Respectfully,



Evelisse Atkinson  
Planning & Zoning Administrator

### **1127.02 SCHEDULE OF ALLOWED USES.**

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this Ordinance. Land and/or buildings in the districts indicated at the top of Table 1127.02 may be used for the purposes denoted by the following abbreviations:

- (a) Permitted Use (P). Land and/or buildings with this designation may be used for these purposes by right.
- (b) Conditional Use (C). Land and/or buildings with this designation may be used for these purposes if conditional approval is granted by the Planning Commission upon a finding that all applicable requirements in Chapter 1143 are satisfied.
- (c) Specific Conditions. Indicates that conditions related to the specific use must be satisfied in addition to the general criteria of Sections 1143.02 and 1143.03.

(Links for Table 1127.02: 1141.26, 1141.33, 1143.04, 1143.05, 1143.07, 1143.08)

Table 1127.02, Schedule of Uses – Industrial District

Use	I-1	I-2	Specific Conditions
<b>Accessory Uses</b>			
Accessory uses and structures	P	P	
Cafeteria facilities located within a principal use	P	P	
Child care facilities located within a principal use	P	P	
Corporate offices incidental to the principal use	P	P	
Drive-in and drive-through facilities for automated teller machines, banks and pharmacies, not including drive-in restaurants	C	C	See Section 1143.07(d)
Dwelling units for watchmen and operating personnel and their families	C	C	
Outdoor storage related to a principal use	C	C	See Section 1143.08(a)
Single-user solar energy system as accessory to a principal use	C	C	
<b>Agriculture, Food and Animal-related Uses</b>			
Breweries, distilleries and bottling plants	P		
Food processing plants		P	
Greenhouse/nursery (not including retail sales)	P		
Kennels	P		
Produce and other food products terminals	P		
<b>Commercial Establishments</b>			
Appliance repair	P		
Auction houses	P		
Consumer fireworks retail sales facility (permanent)	C		
Consumer fireworks retail sales facility (temporary)	C		See Section 1143.07(b)
Machinery and equipment sales & service	P		
Office equipment sales & service	P		
Pawn Shops	C		See Section 1143.07(a)
Petroleum products sales	P		
Sexually oriented businesses	C		See Section 1143.04(f)
<b>Construction</b>			
Contractors' offices and shops (not including outdoor storage)	P		
Glass sales & service	P		
HVAC sales & service	P		
Landscaping services	P		
<b>Educational Services</b>			
Schools, driving	C	C	
Technical and trade schools	P		
Training centers, engineering or sales	P		
<b>Food, Drink, Entertainment and Hospitality</b>			
Bars, taverns and nightclubs	C	C	See Section 1143.04(a)
Food catering service	P		
Restaurant, standard (not including drive-in or drive-thru)	P	P	
Restaurants (including alcohol and/or entertainment)	P	P	
Short-Term Rental	P	P	See Section 1141.33

Table 1127.02, Schedule of Uses – Industrial District

Use	I-1	I-2	Specific Conditions
<b>Manufacturing</b>			
Building material manufacturing including milling, planing and joining	C	P	
Chemical manufacturing and storage		C	
Concrete or asphalt manufacturing		C	
Electronics manufacturing and assembly	P	P	
Machine, sheet metal and welding shops	P	P	
Manufacturing and assembly of automobiles, trucks, planes, ships and railways		P	
Manufacturing, compounding, processing, packaging, treating or assembly from previously prepared materials	P	P	
Metal stamping, pressing and buffing	C	P	
Oil refineries		C	
Paint, rust proofing and rust coating	C		
Primary metal industries		P	
Sawmills		P	
Structural and steel fabrication	C	P	
Tool and die shops	P	P	
<b>Mining</b>			
Mineral extraction operations		C	
<b>Offices, Research and Technical Facilities</b>			
Blueprinting and photocopying establishments	P	P	
Financial institutions (banks, savings & loans, credit unions)	P	P	
Laboratory serving professional requirements, e.g. medical, dental, etc.	P		
Medical and dental office, including clinics	P		
Offices, general and professional	P		
Printing and publishing facilities	P		
Radio, television and recording studios	P		
Research and development laboratories	P	P	
Short-term lending or pay-day check cashing	C		See Section 1143.07(a)
<b>Public Facilities</b>			
Correctional facilities	C	C	
Government buildings	P	P	
<b>Services</b>			
Child care centers, commercial preschools and nurseries	P	P	
Cleaning services	P		
Crematorium	C		See Section 1143.07(c)
Dry cleaning plants and commercial laundries	C		
Locksmith shops	P		
Pest control services	P		
Repair shops, including small engine repair	P		
Tool and equipment rental	P		

Table 1.127.02, Schedule of Uses – Industrial District

Use	I-1	I-2	Specific Conditions
<b>Transportation and Warehousing</b>			
Airports	C		
Bottled gas storage and distribution	C		
Cartage, express and parcel delivery facilities	C	P	
Freight and intermodal terminals		P	
Heliports and helipads	C	C	
Mail order businesses and fulfillment centers	P		
Moving companies	P		
Parking garage, structure or lot (as principal use)	P	P	
Petroleum bulk stations		C	
Self-storage facilities (indoor)	C		
Self-storage facilities (outdoor)	C		
Warehouses and distribution centers	P	P	
Wholesale businesses	P		
<b>Utilities</b>			
Power generating plants	P	P	
Public utility structures and land	P	P	
Sewage treatment plants	C	C	
Solar Farms	P	P	
Wind energy conversion systems (single accessory)	C	C	See Section 1143.05(c)
Wind energy conversion systems (commercial)		C	See Section 1143.05(c)
Wireless communication facilities and towers	C	C	See Section 1143.05(d)
<b>Vehicle Services</b>			
Ambulance service	P		
Auto parts and tire stores	P		
Automobile rental	P		
Heavy equipment/semi-tractor and trailer sales, rental and service	P		
Tire retreading plant	C		
Truck and trailer rental	P	P	
Truck stops	C	P	See Section 1143.07(k)
Vehicle auction facilities	P		
Vehicle repair, major	C	P	See Section 1143.07(l)
Vehicle repair, minor	P		
Vehicle service stations	P	P	
Vehicle wash facilities	P	P	
Vehicle wash facilities for trucks and trailers	P	P	

**Table 1127.02, Schedule of Uses – Industrial District**

<b>Use</b>	<b>I-1</b>	<b>I-2</b>	<b>Specific Conditions</b>
<b>Waste Processing and Disposal</b>			
Construction debris, junk, solid waste disposal and salvage yards		<b>C</b>	<b>See Section 1143.02(b)</b>
Processing, storage, transfer, disposal or incineration of hazardous waste or medical waste		<b>C</b>	
Recycling collection and/or processing facility (non-hazardous)	<b>P</b>	<b>P</b>	
Sanitary landfills		<b>C</b>	
Vehicle salvage business		<b>C</b>	<b>See Section 1143.02(n)</b>
<b>Other</b>			
Uses of the same nature or class as uses listed in this district, but not listed elsewhere in this ordinance.	<b>P/C</b>	<b>P/C</b>	<b>See Section 1141.26</b>

(Ord. 4-21. Passed 1-4-21; Ord. 251-23. Passed 12-4-23; Ord. 36-25. Passed 4-7-25.)

