

CHAPTER 2.10 "I" INDUSTRIAL DISTRICT

Section 2.10.01 Permitted Uses.

1. The following uses and structures shall be permitted in the "I" Industrial District:
2. Horticulture and the raising of field crops.
3. Utility substations.
4. Storage plants, lumberyards, distributing stations and warehouses.
5. Motor freight terminals, garaging and equipment maintenance.
6. Light assembly work, machine shops doing assembling or shaping and light cutting and sampling, provided that there is not outside storage of materials or product.
7. Woodworking shops or plants.
8. Contract construction services.
9. Food manufacturing plants.

10. Grain elevators.

11. Automotive body repair.

12. Any industrial use, other than those permitted by Conditional Use, that can meet the performance standards listed in section 2.10.06.

Section 2.10.02 Permitted Accessory Uses.

The following accessory uses and structures shall be permitted in the "I" Industrial District:

1. Caretaker and watchmen quarters.
2. Buildings and structures customarily incidental to permitted uses.

Section 2.10.03 Conditional Uses.

The following uses may be permitted as a Conditional Use in the "I" Industrial District by the Board of Adjustment, subject to such requirements as the Board deems necessary to protect and promote the health, safety and general welfare:

1. Junk or salvage yards, provided that the area is enclosed or screened from public view as required by the Board of Adjustment.
2. Other industrial or commercial uses determined by the Board of Adjustment to be consistent with the intent of this District.

Section 2.10.04 Prohibited Uses.

All uses and structures not specifically permitted or not permitted by Conditional Use shall be prohibited in the "I" Industrial District.

Section 2.10.05 Area/Construction Regulations.

1. **Minimum Lot Requirements:** The minimum lot area for permitted uses shall be thirty thousand (30,000) square feet. The minimum lot width for permitted uses shall be one hundred fifty (150) feet. The minimum lot area and width for uses permitted by Conditional Use shall be as determined by the Board of Adjustment.
2. **Minimum Yard Requirements:** Permitted uses shall have a minimum front yard of fifty (50) feet; minimum side yards of ten (10) feet, except when bordering a residential district, then a side yard should be thirty-five (35) feet and such side yards shall be landscaped or fenced in a suitable manner to buffer residential uses; and a minimum rear yard depth of thirty-five (35) feet shall be required which abut a residential district and such rear yard shall be landscaped or fenced in a manner to buffer residential uses. All other rear yards shall be twenty-five (25) feet.

County Road
ROW = 32 ft
Center of Road

83 total

All outdoor storage within 500 feet of a Residential District must be completely enclosed in a building or by a solid walled fence at least two (2) feet above the highest point of the stockpile which fence shall be maintained in safe and good repair;

Storage yards for junk shall be set back a minimum of one hundred (100) feet from any adjoining street line and thirty-five (35) feet from any other property line, and shall be screened by a solid wall at least two (2) feet above the highest stock pile and maintained in a state of good repair. Further provided, that no storage yard for junk shall be allowed on any lot in an "I" Industrial Zone that is within five hundred (500) feet of a residential zone.

3. **Maximum Lot Coverage:** The maximum lot coverage for all buildings and structures shall not exceed fifty (50) percent of the total lot area.
4. **Maximum Height:** The maximum height of all buildings and structures shall not exceed fifty (50) feet.
5. **Construction Requirements:** All industrial buildings/structures are intended to be constructed on-site. Off-site constructed or moved-in buildings/structures maybe allowed only as a Conditional Use

Section 2.10.06 Performance Standards.

1. **Noise.** All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.
2. **Air Pollution.** State emission standards shall be met by all possible sources of air pollution. In any case, there shall not be discharged from any sources whatsoever such quantities of air contaminants, smoke or detriment, nuisance or annoyance to any considerable number of persons or to the public in general to endanger the comfort, health or safety of any such considerable number of persons or have a natural tendency to cause injury or damage to business, vegetation or property.
3. **Odor.** The emission of odorous matter in such quantities as to be readily detectable at any point along lot lines or to produce a public nuisance or hazard beyond lot lines is prohibited.
4. **Glare, Heat or Radiation.** Every use shall be so operated that there is no emission of heat, glare or radiation visible or discernable beyond the property line.
5. **Vibration.** Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on the property line.
6. **Sewage and Liquid Wastes.** No operation shall be carried on which involves the discharge into a sewer, watercourse, river or the ground of liquid wastes of any radioactive nature, or liquid wastes of chemical nature, which are detrimental to *normal sewage* plant operations or corrosive or damaging to sewer pipes and installations.

7. **Fire Hazard.** All flammable substances involved in any activity or use, shall be handled in conformance with the standard of the National Board of Fire Underwriters and any additional regulations that may from time to time be adopted by the City Council.
8. **Physical Appearance.** All operations shall be carried on within an enclosed building except that new or operable equipment may be displayed or stored in the open and waste materials stored in enclosed containers not readily visible from the street.