

## **5.7 I INDUSTRIAL DISTRICT**

**5.71 INTENT:** This district is designed to provide for a wide range of industrial and related uses.

**5.72 PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right:

1. Agriculture, excluding the expansion of existing or development of commercial livestock facilities/operations;
2. Animal care;
3. Automobile sales and services;
4. Automotive wash facilities;
5. Bottling works;
6. Building material sales, except for ready-mix concrete plants and similar uses which emit particulate, odor or smoke;
7. Carpenter, cabinet, plumbing or sheet metal shops;
8. Grain storage;
9. Construction sales and services;
10. Dry cleaning and/or laundry plants;
11. Farm implementation sales and services;
12. Farm produce sales;
13. Food service, restaurants and taverns;
14. Freight and truck terminals;
15. Frozen food lockers;
16. Furniture warehouses;
17. Garden centers and nurseries;
18. Groceries, retail and wholesale;
19. Light manufacturing operations, providing that such use is not noxious by reason of vibration or noise beyond the confines of the building, or by the emission of particulates, fumes, gas, odor, or smoke in conformance with Section 5.710;
20. Machinery sales and storage lots;
21. Mobile and modular home sales and manufacturing;
22. Newspaper publishing plants;
23. Public and quasi-public uses of an educational, recreational or religious type including public and parochial elementary schools and junior high schools, high schools; private non-profit schools, churches, parsonages, and other religious institutions; parks and playgrounds;
24. Public utility and public service uses;
25. Transportation warehousing;
26. Warehouse or storage houses;
27. Wholesale sales and services; and
28. Any similar uses that are determined by the City Council after referral to and recommendation by the Planning Commission to be of an industrial use similar to the above listed uses.

**5.73 PERMITTED ACCESSORY USES:** Accessory uses and structures normally appurtenant to permitted uses and structures.

**5.74 PERMITTED SPECIAL USES:** A building or premises may be used for the following purposes in the I Industrial District if a special permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Junk and salvage yard (in conformance with Article 6.3);
2. Recycling center; and
3. Ethanol and/or alcohol plants.

**5.75 PROHIBITED USES AND STRUCTURES:** All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the I Industrial District.

**5.76 HEIGHT AND AREA REGULATIONS:** The maximum height and minimum area regulations shall be as follows:

a) General Requirements:

	<u>Lot Area (Sq. Ft.)</u>	<u>Required Lot Width</u>	<u>Required Front Yard</u>	<u>Required Side Yard</u>	<u>Rear Yard</u>	<u>Height</u>
Permitted Uses	0	0'	See Below	0', or 25' when abutting a residential district	0', or 25' when abutting a residential district	35'

b) Front Yard: There shall be a minimum front yard of not less than a depth of one-hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid-Secondary designated street or highway or thirty-five (35) feet from the property line, whichever is greater. On all other streets or highways there shall be a minimum front yard of not less than a depth of fifteen (15) feet from the property line where there are curbs and gutters and thirty (30) feet from the property line where there are no curbs and gutters, provided that where a lot is abutting on property in any Residential District and fronting on the same street, there shall be a minimum front yard of twenty (20) feet. These yard requirements shall apply to any yard abutting a public street or highway regardless of the lot being an interior or corner lot;

c) Distance between structures: The minimum side yard abutting any residential and another structure shall be ten (10) feet.

**5.77 PARKING REGULATIONS:** Parking within the “I” Industrial District shall be in conformance with the provisions of Article 7 of these regulations.

**5.78 FENCE REGULATIONS:** Fences, walls and hedges within the “I” Industrial District shall be in conformance with the provisions of sections 8.8 and 8.9 of this Ordinance.

### 5.79 SPECIAL CONDITIONS:

1. Where a site adjoins or is located across an alley from the Residential District, a solid wall or fence or compact evergreen hedge six (6) feet in height may be required on the property line common to such districts, except in a required front yard.
2. Open storage of materials attendant to a permitted use or special permit use shall be permitted only within an area surrounded or screened by a solid wall or fence.
3. Not less than five (5) feet of a required yard adjoining a street shall be landscaped and permanently maintained.
4. All open and un-landscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.
5. The storage above ground or below ground of liquid petroleum products or chemicals of a flammable or noxious nature shall not exceed one hundred fifty thousand (150,000) gallons when stored on one (1) lot of less than one (1) acre in area nor shall storage exceed more than twenty-five thousand (25,000) gallons in one (1) tank. Storage of liquid petroleum products or chemicals of a flammable or noxious nature in excess of twenty-five thousand (25,000) gallons, shall not be located closer than fifty (50) feet from any structure intended for human habitation or closer than two-hundred (200) feet from any Residential District.

**5.710 INDUSTRIAL PERFORMANCE STANDARDS:** The performance standards listed below are minimum standards for industrial land use that shall be met in conjunction with this district and conformed to federal and state laws.

Fire Hazard: All flammable substances involved in any activity established in this district shall be handled in conformance with any additional regulations that may from time to time be adopted by the Mayor and City Council.

Noise: All noise and noise causing activities shall be muffled so that they will not create a disturbance greater than normal peak hour traffic noise on a major street when observed from any area zoned residential. Major street noise for comparison purposes shall be measured on the primary State Highway nearest the industry.

Sewage and Liquefied Wastes: No operation shall be carried on which involves the discharge into the sewer, water course, or liquid wastes of chemical nature which are detrimental to normal sewage plant operations or corrosive and damaging to sewer pipes and installations. Industrial facilities waste system shall be in conformance with Municipal Ordinance 386.

Air Contaminates or Pollutants:

- 1) Air contaminates and smoke shall be less dark than designated number two on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number Two shall be permitted for one 4-minute period in each one-half hour. Light colored contaminates of such an opacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted.

- 2) Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this section there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminates as constitute a detriment, nuisance or annoyance to any considerable number of persons or to the public in general or endanger the comfort, repose, 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.

Odor: The emission of odors that are generally agreed to be obnoxious to any considerable number of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor, it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or the roasting of nuts and coffee shall not normally be considered obnoxious within the meaning of this ordinance.

Gases: The gases sulphur dioxide and hydrogen sulphide shall not exceed 5 parts per million, carbon monoxide shall not exceed 25 parts per million, and nitrous fumes shall not exceed 5 parts per million. All measurements shall be taken at the property line.

Vibration: All machines including punch presses and stamping machines shall be so mounted as to minimize vibration.

Glare and Heat: All glare, such as welding arcs and open furnaces shall be shielded so that they shall not be visible from the property line. No heat from the furnaces or processing equipment shall be sensed at the lot line to the extent of raising the temperature of air or materials more than 5 degrees Fahrenheit.

**5.711 VISIBILITY AT INTERSECTIONS:** On a corner lot within the “T” Industrial District, an unobstructed sight distance shall be provided for safe traffic operations in conformance with the provisions of section 8.8 of this ordinance.

**5.712 SIGN REGULATIONS:** All signs shall be in conformance with the regulations provided herein and with the provisions of SECTION 8.10 of this Ordinance.

**5.713 MAXIMUM LOT COVERAGE:** No limitations.