

CHAPTER 2.08 “I” – INDUSTRIAL DISTRICT

Section 2.08.01 Permitted Uses:

The following uses and structures shall be permitted in the “I” Industrial District:

1. Horticulture and the raising of field crops.
2. Utility substations.
3. Offices.
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, provided that there is not outside storage of materials or product.
8. Commercial Storage.
9. Public buildings or facilities erected or established and operated by any governmental agency.
10. Public utilities and services required by the community.
11. Contractor office, shop, and yard.

Section 2.08.02 Permitted Accessory Uses:

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

1. Signs conforming to Chapter 4.04.
2. Buildings and structures customarily incidental to permitted uses.

Section 2.08.03 Special Permitted Uses:

The following uses and structures shall be permitted Special Permitted Use in the “I” Industrial District.

Section 2.08.04 Conditional Uses:

1. Junk or salvage yards, provided that the area is enclosed or screened from public view as required by the Board of Adjustment.
2. Slaughterhouse.
3. Explosive manufacture or storage.
4. Food manufacturing plants.
5. Grain elevators and feed mills.
6. Fertilizer manufacture.
7. Incineration or reduction of garbage, dead animals, fat, or refuse.
8. Livestock sales or auction barns and yards.
9. Manufacturing requiring outdoor storage of finished products or raw materials.
10. Automotive repair, including body repair.
11. Adult Uses. See Chapter 4.21.
12. Off-site constructed or moved-in structures, including shipping containers and storage pods. See Chapter 4.30.
13. Private wind energy conversion systems and vertical access wind turbines. See Chapter 4.29.

Section 2.08.05 Prohibited Uses:

All uses and structures not specifically listed as Permitted Uses, Special Permitted Uses, accessory uses, or Conditional Uses shall be prohibited in the "I" District.

Section 2.08.06 Area/Construction Regulations:

1. Minimum lot area, maximum building height, maximum lot coverage and minimum yard requirements shall be regulated in accordance with the following tables:




Table 2.08.06.1

| | Minimum Lot Area | Minimum Lot Width | Maximum Height | Maximum Percent Lot Coverage |
|------------------|---|-------------------|----------------|------------------------------|
| Permitted Uses | 20,000 square feet | 150' | 50' | 50% |
| Conditional Uses | To be determined by the Board of Adjustment | | | |

Figure 2.08.06.1



Table 2.08.06.2

| | Minimum Front Yard | Minimum Rear Yard | | Minimum Side Yard | |
|------------------|---|---|---|---|---|
| | | Adjacent to Industrial, Ag, or Commercial Districts | Adjacent to and Shared with Residential Districts | Adjacent to Industrial, Ag, or Commercial Districts | Adjacent to and Shared with Residential Districts |
| Symbol |  |  | |  | |
| Permitted Uses | 50' | 25' | 35' | 10' | 35' |
| Conditional Uses | To be determined by the Board of Adjustment | | | | |

2. Outdoor Storage and Screening. 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 stock pile which fence shall be maintained in safe and good repair;
3. 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" Zone that is within five hundred (500) feet of a residential zone.

Section 2.08.07 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 or heat, glare, 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 radio-active 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.