

Section 9 - General Industry District “I”

A. Purpose

The purpose of the General Industry District “I” is to provide a district allowing a wide range of warehousing and industrial uses closely related to existing urban areas or major transportation routes. Such industrial uses to be developed at standards that will not impair the traffic carrying capabilities of abutting roads and highways.

B. Permitted Uses

1. Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products which conform to the performance standards set forth hereinafter and which shall not be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic materials, odors, fire or explosive hazards or glare.
2. Building materials and sales
3. Cartage and express facilities
4. Contractors, architects, and engineers offices, shops and yards, such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing
5. Dwelling unit for watchmen, supervisors, and their families, located on the premises where they are employed in such capacity provided the dwelling is under the same ownership as the principal use.
6. Farm implement sales, service, storage and repair
7. Grain elevators
8. Garages for storage, repair and servicing of motor vehicles
9. Public utility and service buildings (examples: waterworks, railroad yards, bus terminals, utility shops)
10. Transmission and receiving towers and stations (examples: radio, television, radar)
11. Warehousing of bulk goods or goods produced on the premises

C. Conditional Uses

1. Refuse areas, sanitary landfills, car refuse, junk yards and livestock sales subject to the following:
 - a. Sales and display areas are screened from adjacent properties and rights-of-way.

- b. The drainage patterns and general system shall be approved by the County Engineer.
 - c. The lighting shall be accomplished in such a way as to have no direct source of light visible from public rights-of-way.
 - d. Provisions are made to reduce or control noise.
 - e. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the County Engineer.
 - f. All landfills shall meet the County Landfill Regulations.
2. Fuel, fertilizer (containerized or bulk) processing and storage subject to the following:
 - a. The storage area is protected against spillage onto adjoining property through the provision of earthen berms or other acceptable means.
 - b. Lighting is hooded or so directed that the light source is not visible from adjoining property or public rights-of-way.
 - c. The storage area is grassed or surfaced to control dust.
 - d. Adequate parking and loading space is developed to accommodate the specific use needs.
 3. Extraction, processing or storage of sand, gravel, stone or other raw materials provided that all provisions of Section 12, Subdivision D are considered and complied with.
 4. Industrial Planned Unit Developments
 5. Telecommunication Facilities

D. Permitted Accessory Uses

1. Offices, retail and service buildings accessory to the principal use
2. Open, outdoor sales, service and storage
3. Accessory uses customarily incidental to the permitted uses in this District

E. Lot Size Requirements, Yard, Height, and Coverage Regulations

1. Every lot or tract shall have a width of not less than one hundred (100) feet abutting a public right-of-way.
2. The minimum lot area shall be the area necessary to meet the stipulated yard setbacks, parking, loading, buffering, sewage or other space requirements set forth in this Ordinance. Not more than sixty percent (60%) of the lot shall be occupied by buildings.

F. Yard Requirements

1. Front Yard: One hundred (100) feet from all right-of-way lines
2. Side Yard: Fifteen (15) feet on both side yards
3. Rear Yard: Fifteen (15) feet from the rear lot line
4. Where a lot is located at the intersection of two or more roads, there shall be a front yard setback on each road. No accessory buildings shall project beyond the front yard line of either road.
5. Where a use has railroad side trackage abutting the side or rear of a site, a railroad loading facility may be constructed closer to the lot line than strict adherence to the rear or side yard setbacks would require, subject to approval by the Planning Commission and County Board.

G. Building Height Requirements

No structure shall exceed four (4) stories or forty-five (45) feet in height, except that cooling towers, elevator penthouses, water towers, smokestacks, and grain storage facilities may be of any height which does not conflict with any airport requirements.

H. General Regulations

Additional requirements for signs, parking, and other regulations in the General Industry District "I" are set forth in Section 12.