

CHAPTER 02-28 INDUSTRIAL ZONE

Zone I-1	Light Industry
Zone I-2	Heavy Industry

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02-28-001 OBJECTIVES AND CHARACTERISTICS OF ZONES

The I-1 light industrial zone covers that portion of the city which is suited for light and medium intensity industrial development. In an effort to give some protection to nearby residential and commercial zones, certain types of industrial uses are not permitted in the I-1 zone, such as industries which are hazardous or are offensive, due to excessive odors, noise, vibration, dust, or other emissions.

The I-2 heavy industrial zone is that area of the city better suited for heavy industrial use. Heavy industrial uses are of more intense nature than those uses permitted in the I-1 zone, and often are accompanied by noise, odors, and other factors, which make the uses objectionable near residential and commercial zones.

02-28-002 I-1 ZONE, PURPOSE AND INTENT

The objective in establishing the I-1 industrial zone is for the purpose of providing space for light manufacturing and fabrication of goods in a controlled and aesthetically desirable environment. To provide areas for the promotion of new industry for the city is to accommodate basic industries which tend to increase the employment and economic base and which market their products on a wholesale basis, primarily outside of the local economy. The zone is characterized by attractively designed buildings, landscaping, and off-street parking. Developments in these areas shall have a park-like appearance which blends the buildings and manufacturing areas into the landscaped areas.

02-28-003 I-1 ZONE, PERMITTED USES

A. The following buildings and uses of land shall be permitted in the I-1 zone, upon compliance with the requirements of this ordinance:

1. Agriculture, livestock, and buildings and structures related to agriculture and the raising of livestock, except livestock feed yards containing more than one hundred head, and hog farms containing more than thirty hogs;
2. Agricultural farms smaller than 20 acres;
3. Automobile repair shop;
4. Caretaker dwelling, incidental to the use of the land for industrial purposes;
5. Carpenter, electrical, plumbing or heating shops;
6. Concrete mixing and batching plants;
7. Cesspool cleaning equipment and storage;
8. Dry Cleaning plant;
9. Farm and construction equipment sales, rental and service establishments;
10. Fertilizer and soil conditioner manufacture and processing and sales of animal products;
11. Feed, cereal and flour mill;
12. Food processing, wholesale, excluding fish, meat, vinegar, yeast and fat;
13. Foundry, light weight casting, nonferrous without causing odors or fumes;
14. Furniture upholstery shop;
15. Honey extraction and processing;
16. Ice manufacture and storage;
17. Insulation sales and services;
18. Knitting mill;
19. Lumber yard;

20. Manufacturing establishments;
21. Machine shop, general;
22. Mining services;
23. Oilfield services;
24. Oilfield gas and oil extraction;
25. Pest control and extermination;
26. Plumbing shop;
27. Printing;
28. Publishing or lithography shops;
29. Rubber welding;
30. Sand blasting;
31. Seed and feed store retail;
32. Sheet metal shop and retaining, provided all operations are conducted within a completely enclosed building;
33. Sign manufacture or sign painting;
34. Storage of merchandise, materials, equipment, either inside or outside of buildings;
35. Storage rental units;
36. Transportation;
37. Wholesale sales.

B. The following uses shall NOT be permitted in the I-1 zone:

1. All industrial, manufacturing, and processing establishments of the following:
Animal byproducts, manufacture of explosives, acetylene, acid, alcohol or ammonia;
2. Residential (except caretaker dwellings), Churches, Day Care Nurseries, Schools;

02-28-004 I-1 ZONE, CONDITIONAL USES

The following uses may be permitted, when a conditional use permit has been granted, in accordance with Chapter 8 of this ordinance:

1. Livestock feed yards in excess of 100 head, and hog farms in excess of 30 hogs.
2. Asphalt mixing plants, coal yards.
3. Automobile wrecking and salvage yards, when surrounded by an eight foot sight obscuring fence so that the material stored in the enclosure cannot be seen from any public street adjacent to the yard.
4. Temporary dwellings for on-site employees of no more than two structures. Each structure may house no more than six persons. The temporary dwellings may exist for a period of time not to exceed one year. These dwellings must follow the requirements found in Chapter 02-30.
5. Hotels and motels.
6. Bulk sales of oil and gas services chemical products.

02-28-005 SPECIAL PROVISIONS

Where any industrial zone adjoins any lot in a residential zone, there shall be provided and maintained along such property line a six foot vinyl or ornamental masonry or other decorative solid fence or wall of a neutral color, and/or landscaping which, as recommended by the Planning Commission, and approved by the City Council will adequately protect the adjoining residential property.

All outside parking area shall be lighted during the evening business hours. All lights shall be directed away from adjacent residential areas.

Any use listed as a permitted use in the C or C-1 commercial zones, shall be a permitted use in the I-1 industrial zone, except for churches and schools, which are not permitted. Hotels and motels are only permitted conditionally (see 02-28-004 #5).

02-28-006 I-2 ZONE, PURPOSE AND INTENT

The I-2 Heavy Industrial Zone is that area of the city better suited for heavy industrial use. Heavy industrial uses are of a more intense nature than those permitted in the I-1 zone and are often accompanied by noise, odors, and other factors which make the uses objectionable near residential and commercial zones. The I-2 zone shall not be designated if adjacent to any residential or park zone.

02-28-007 I-2 ZONE, PERMITTED USES

The following uses shall be permitted in the I-2, Heavy Industrial Zone:

1. Any use listed as permitted in the I-1 zone;
2. Petroleum refining and petroleum crude oil storage;
3. Rock crushing;
4. Agricultural farms of 20 acres or more.

02-28-008 I-2 ZONE, CONDITIONAL USES

The following uses may be permitted, in accordance with Chapter 8 of this ordinance:

1. Manufacture of explosives, and other chemicals and products of an objectionable or dangerous nature, including insecticides;
2. Ore smelting and refining;
3. Sewage treatment facilities and lagoons;
4. Other uses which create a substantial amount of odor and noise, in excess of those levels customary to most industrial operations;
5. Sexually oriented business.

02-28-009 AREA, FRONTAGE, LOCATION, AND HEIGHT REQUIREMENTS

There shall be no area or height requirements in the I-1 and I-2 zones, except that an area sufficient to accommodate setbacks, off-street parking, loading and unloading, and vehicular access shall be provided. Lots shall have a minimum of 80 feet of frontage along the road on which they are located.

Location Requirements

All buildings and structures shall be set back at least thirty (30) feet from the right-of-way line of public streets, and from all residential zone boundaries.

02-28-010 LANDSCAPING REQUIREMENTS

The Developer shall provide a plat design of the meaningful landscape and its maintenance. The components, layout, arrangement, and size shall be approved by the Planning Commission.

Meaningful landscaping is grass, trees, shrubs, xeriscape, etc., in an appealing layout and size arrangement approved by the Planning Commission. Landscaping shall be maintained by the property owner. The minimum area requirements for landscaping are as follows:

1. A minimum 20 ft. strip of landscape measured from back of sidewalk, along the frontage;
- OR**
2. A minimum of 5% of the total lot area landscaped near the frontage.

A bond or other financial guarantee shall be required, guaranteeing landscaping and other improvements, at the Planning Commission's option.

The design for curb and gutter in Industrial zones shall be either high-back or modified high-back, but modified high-back shall only be allowed where there is no sidewalk.