

§153.018 GENERAL INDUSTRIAL DISTRICT, OR G-I DISTRICT

1. Purpose. This district is intended to provide for the establishment of light and heavier industrial uses essential to the development of a balanced economic base in an industrial environment with a minimum conflict between industrial uses and residential and light commercial uses.
2. Uses permitted outright. The following uses are permitted in the I-G District:
 - A. Any outright permitted use in a Light Industrial, I-L Zone and conducted in accordance with the provisions of this section.
 - B. Any accessory use permitted in a Light Industrial Zone is permitted when accessory to a permitted use or an approved conditional use.
 - C. Automotive and Equipment: Automotive Wrecking Yard;
 - D. Automotive and Equipment: Repairs, Heavy Equipment – Truck Transmission Shops, Body Shops or Motor Freight Maintenance Groups;
 - E. Automotive and Equipment: Sales/Rentals, Heavy Equipment – Aircraft Dealers, Boat Dealers, or Heavy Construction Equipment Dealers;
 - F. General Industrial – manufacturing, compounding, processing, publishing, assembling, packaging, treatment or fabrication of materials and property, cabinet shops, textiles and metal fabrication;
 - G. Heavy Industrial – Processing of Raw Materials and Tannery;
 - H. Scrap Operations – Junk Yards, Paper Salvage Yards, Auto Salvage Yards or Appliance Salvage Yards;
 - I. Solid Waste Transfer Facility or Recycling Depots;
 - J. Wholesaling, Storage and Distribution: Heavy – Monument or Stone Yards, Grain Elevators, Open Storage Yards or Petroleum Storage Facilities;
 - K. Wholesaling, Storage and Distribution: Storage in Association with an Authorized Manufacturing Operation.
3. Conditional Uses. The following conditional uses may be permitted subject to a Conditional Use Permit as per §153.070.
 - A. Any public facility, including those listed in §153.019 of this ordinance.

- B. Any commercial service or commercial retail use not exceeding 3,000 square feet of gross floor area that is part of a mixed use with any other permitted or conditional use identified in this section provided that the uses are demonstrated to meet both of the following conditions and the criteria listed in §153.070 of this ordinance:
 - 1. compatible with other uses on the proposed site; and
 - 2. compatible with other existing or planned adjacent uses.

 - C. Communication Services and facilities including wireless communication facilities (as listed in §153.052, Provisions Applying to Special Uses.
4. Height Regulations. No building or structure shall be hereafter erected, enlarged or structurally altered to exceed a height of 100 feet. For exceptions, see §153.017 (4D), §153.050 and §153.070.
5. Lot Requirements. The following lot requirements shall be observed:
- A. Minimum Lot Area: 5,000 square feet.
 - B. Minimum Lot Width: 50 feet.
 - C. Lot Depth: Each lot shall have a minimum depth of 100 feet.
 - D. Front Yard: None, except when a front lot line is abutting a lot in an R-7.5, R-5.0 or R-O District, then the front yard shall be the front yard required in the abutting "R" District.
 - E. Side Yard: None, except when a side lot line is abutting a lot in an R-7.5, R-5.0 or R-O District, then the side yard shall be a minimum of 20 feet. The portions of buildings or structures along a required side yard which are above the 20 foot height must be inset an additional one-half foot for each foot of height exceeding 20 feet.
 - D. Rear Yard: None, except when a rear lot line is abutting a lot in an R-7.5, R-5.0 or R-O District, then the rear yard shall be a minimum of 20 feet. The portions of buildings or structures along a required rear yard which are above the 20 foot height must be inset an additional one-half foot for each foot of height exceeding 20 feet.
 - E. Lot Coverage: No requirements.
 - F. Site and Building Design: the following site and building design standards are required.
 - 1) Buildings and their entrances shall be oriented towards the street for pedestrian circulation, safety and crime prevention except if the entrance and opening to structures on sides adjacent to or across the street from an R-7.5, R-5.0 or R-O District if such access or openings cause glare, excessive noise or similar conditions and have an adverse effect on property in the R-7.5, R-5.0 or R-O District.
 - 2) Alleys are encouraged in new development. Alleys may be provided under recorded

access easements and do not count against required minimum lot area.

- 3) Permanent solid waste containers and receptacles shall be screened away from public view.
- 4) Address numbers on buildings are oriented towards the street for clear identification of the building.

5) Building Sites.

D. Size and Shape. The size, shape, width and orientation of building sites shall be appropriate for the type of development and use contemplated, and shall be consistent with the lot size provisions as per Site Plan Review.

E. Lot and Parcel Side Lines. The lines of lots and parcels, as far as practicable, shall run at right angles to the street upon which they face, except that on curved streets they shall radial to the curve.

6. Signs: Permitted as per §153.053.

7. Off-Street Parking and Loading. Off-Street Parking and loading space shall be provided as required in §153.054.

8. Other Required Conditions.

A. All business, service, repair, processing, storage or merchandise display on property abutting or across the street from a lot in a R-7.5, R-5.0 or R-O District shall be conducted wholly within an enclosed building unless screened from the R-7.5, R-5.0 or R-O District by a sight-obscuring fence or wall.

B. Opening to structures on sides adjacent to or across the street from an R-7.5, R-5.0 or R-O District shall be prohibited if such access or openings will cause glare, excessive noise or similar conditions so as to have an adverse effect on property in the R-7.5, R-5.0 or R-O District.

C. Motor vehicle, boat, or trailer rental, sales or storage lot shall be drained and surfaced with rock or pavement except in those portions of the lot maintained as landscaped areas. The above listed along the frontage, side and rear yard (rear yard where applicable), shall use landscaping to protect and maintain the character of the adjoining property and frontage area. Such landscaping shall be maintained.

D. In any I-G District directly across the street from or abutting a R-7.5, R-5.0 or R-O District, the parking and loading area and outdoor display or storage areas shall be set back at least ten (10) feet from the right-of-way, and said areas shall be appropriately landscaped along the residential street frontage and side yards, to protect the character of the adjoining residential property. Such landscaping shall be maintained.

- E. Access point from a public road to properties in an I-G District shall be located as to minimize traffic congestion and to avoid directing traffic onto local access streets of a primarily residential character. See Site Plan Criteria as per §153.073.
- F. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards.
- G. Nothing herein contained shall be deemed to prohibit the use of vacant property or prohibit the secondary/accessory use of the subject property for Urban Farming for subsistence or commercial purposes.
- H. See §153.052 applying to Special Uses where applicable.
- I. All conditional use permits are required to be taken through the site plan review process as listed in §153.073 of this development code.
- J. New development or substantial remodel is subject to the site development standards and requirements as listed in §153.051, the design and landscaping standards as listed in §153.055 and the site plan review process as listed in §153.073 of this development code.