

## Section 21-04.02                      GI General Industrial District

Intent - The GI General Industrial *District* is established to provide for development of manufacturing and processing facilities or facilities which may require substantial amounts of *outdoor storage* or outdoor operations. *Permitted uses* in this *district* tend to generate heavy traffic and require extensive community facilities. *Permitted uses* in this *district* may require extensive amounts of *outdoor storage* or outdoor operations. The *permitted uses* provided for in this *district* should be separated from residential *districts* or low intensity commercial / mixed use *districts* by less intense industrial *districts*.

**(a)     *Permitted Uses.***

(1)     *Primary Uses.*

- (A)     Agricultural Uses: Including but not limited to: Grainaries, Grain Processing, Milling.
- (B)     Automotive Uses: Including but not limited to: Automobile Repair – major; Automobile Repair – minor; Automobile quick oil change facility; Gasoline Service Station with minor repair (not exceeding two (2) accessory indoor service bays); Gasoline Service Station without repair; Muffler Shop; Painting and Customizing.
- (C)     Educational Use: Including but not limited to: School – Commercial, Trade, Industrial or Business.
- (D)     Food Sales and Service: Including but not limited to: *Bar* \*; *Cabaret* – *Adult* \*; *Nightclub* \*; *Tavern* \*.
- (E)     Government Use: Including but not limited to: Fire Station; Municipal / State Road Maintenance Facility; Police Station; Post Office – with or without outdoor parking of delivery vehicles.
- (F)     Industrial Uses: Including but not limited to: Any *primary use* listed under the sub-heading of Industrial Uses in the LI – Light Industrial *District*; Bottled Gas Storage and Distribution; Bulk Storage; Coke Ovens; Electroplating Operations; Liquid Fertilizer Storage and Distribution (Commercial); Natural Gas (storage, transmission and distribution); Petroleum Tank Farm (Commercial); Manufacture of Biological Products; Manufacture of Colors or Dyes.
- (G)     Miscellaneous: Including but not limited to: *Adult Business* \*; *Artificial Lake*; Bus, taxi, or limousine terminal, with or without repair:

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lumberyards; *Mini (Self Storage) Warehouse, with or without outside storage.* (Ord. 9583-05< 9783-07)

- (H) Office / Professional Services: Including but not limited to: Construction Companies (any type, office only); Contractors (any type, office only); Corporate Headquarters (office only); Manufacturers Representative.
- (I) Personal Service: Including but not limited to: Tattoo, Body Piercing, Scarifying and Branding Establishments \*.
- (J) Public Facilities: Including but not limited to: *Neighborhood Recycling Collection Point; Recycling Facility; Parking Garage; Parking Lot – Commercial; Religious Use.* (Ord. No. 9653-0, 9783-07)
- (K) Utilities: Including but not limited to: Public Utility Substation; Public Wells; Pumping Station; Storage Tanks – Non-hazardous; Sewage Treatment Plant; Telephone Exchange; Water Tower; Water Treatment Plant.

\* = *Controlled Use*. See Section 21-08.02 – Special Regulations for Controlled Uses for additional requirements.

2. *Special Exception Uses.*

- (A) Government Use: Including but not limited to: Penal or Correctional Institution.
- (B) Industrial Uses: Including but not limited to:
  - i. Blast Furnace or Open Hearth; Concrete Mixing; Foundries; Iron and Steel Production; Junk Yard; Lumber Mill; Millwork; Mineral Extraction, Borrow Pit, Topsoil Removal and Storage; Oil Processing, Refining and Manufacture; Planing Mill; Power Plants (including electric, steam and thermal); Saw Mill; Slaughterhouse; Storage of Heavy Equipment (as a primary use); Vehicle Storage; Veneer (veneer mill); Wrecker Service.
  - ii. Manufacture of: Asphalt Products; Asphaltic Paving Materials Preparation; Batch Plant (asphalt or concrete production); Batteries; Chemicals; Concrete Blocks and Shapes Production; Concrete Paving Materials Preparation; Creosote; Explosives; Fertilizer; Fireworks; Gases; Glue; Lacquers; Matches; Paints; Paper; Plastics (including blending); Resins (including blending); Rubber Products; Structural Steel Fabrication; Tar, Tar Paper, Tar

Products; Textiles and Textile Mill Products; Tire and Inner Tubes; Varnishes.

iii. **Outdoor Storage or Operations:** Any industrial *use* which requires *outdoor storage* or operations in excess of fifty (50) percent of total *lot area*.

(C) **Miscellaneous:** Including but not limited to: Casinos, Approved Hotels and other areas where gambling games are conducted \*; Off-Tract Pari-mutuel Wagering Facility \*.

(D) **Public Facilities:** Including but not limited to: Airport – Public or Private; Cemetery – with or without Crematory, Funeral Home, Mausoleum or Mortuary; Construction and Demolition Fill; Garbage Disposal; Public or Private *Park –Active or Passive*; Refuse Dump; Resource Recovery Facility; Sanitary Fill (public or private); Transfer Station.

(E) **Recreation:** Including but not limited to: *Amusement Center*; *Amusement Park*; *Country Club*; Fairgrounds; *Golf Course*; Golf Driving Range; Swimming Pool - private or public. (Ord. 9760-07)

\* = *Controlled Use*. See Section 21-08.02 – Special Regulations for *Controlled Uses* for additional requirements.

(2) *Accessory Uses* – See Section 21-04.11, (a) – *Accessory Uses, Buildings and Structures*.

(3) *Temporary Uses* – See Section 21-04.11, (b) – *Temporary Uses, Buildings and Structures*.

(b) *Development Standards.*

(1) Minimum *Lot Width* and *Frontage* - each *lot* or *industrial park* shall have a minimum *lot width* and *frontage* on a *public street* of 150 feet.

(2) *Minimum Yards* and *Minimum Building Setbacks* –

(A) Front - a minimum *front yard* and minimum *building setback* measured from the greater of the *proposed right-of-way* or *existing right-of-way* shall be provided as follows:

<i>Limited Access Highway:</i>	50'
<i>All Other Streets:</i>	30'

(B) Minimum *Side Yard* and *Setback* - shall be provided from the *lot line* as follows:

i. Minimum *Side Yard* - 10 feet

ii. Minimum *Side Residential Bufferyard* - 100 feet, provided, however, a minimum *side residential bufferyard* may be reduced to fifty (50) feet through the provision of additional landscaping in an amount equal to a Type B: Partial Screening landscaping being added to the required Type C: Full Screening landscaping required by this *district* (see Section 21-07.01, Table 21-07.01 – A, Notes B and C for details).

(C) Minimum *Rear Yard* and *Setback* - shall be provided from the *lot line* as follows:

i. Minimum *Rear Yard* - 10 feet

ii. Minimum *Rear Residential Bufferyard* - 100 feet, provided, however, a minimum *side residential bufferyard* may be reduced to fifty (50) feet through the provision of additional landscaping in an amount equal to a Type B: Partial Screening landscaping being added to the required Type C: Full Screening landscaping required by this *district* (see Section 21-07.01, Table 21-07.01 – A, Notes B and C for details).

(3) Use of *Minimum Yards* and *Residential Bufferyards*

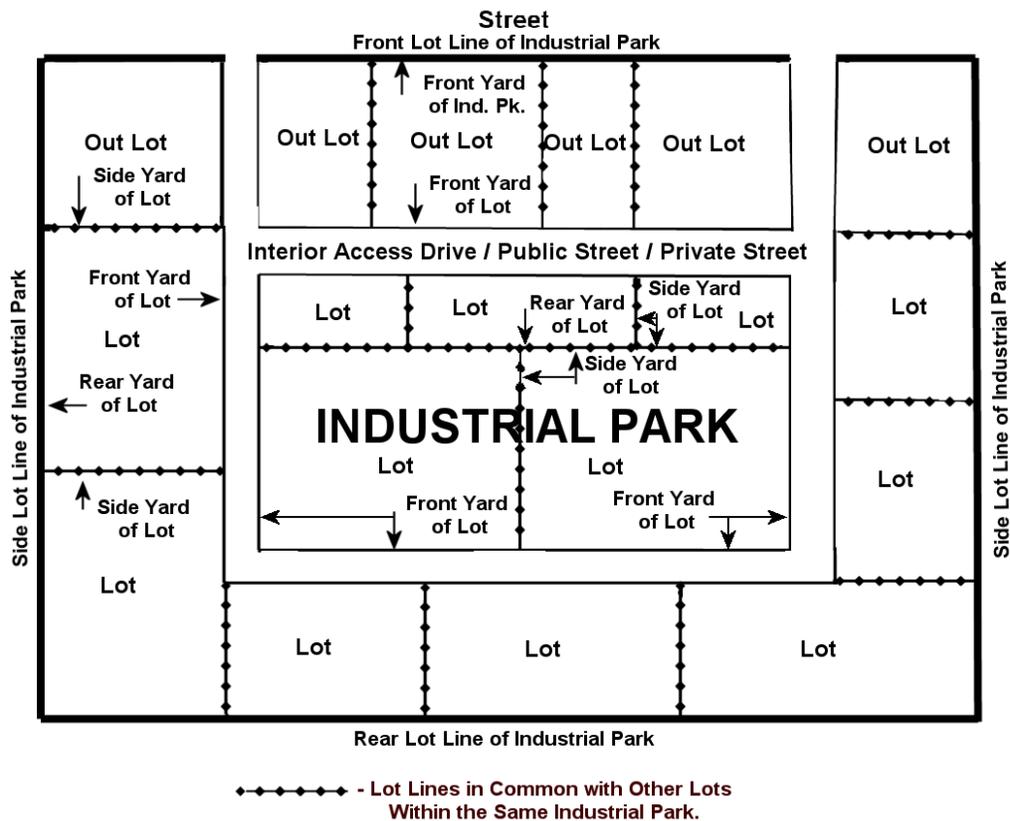
Use of *Minimum Yards* and *Residential Bufferyards* - all *minimum yards* and *residential bufferyards* shall be landscaped in compliance with the requirements for perimeter *yard* landscaping as set forth in Section 21-07.01 – Landscape Regulations of this Ordinance and shall remain free from structures except where expressly permitted below:

- (A) Minimum *Front Yards* - may include *driveways*, *parking areas* or *interior access drives* (provided that no portion of any *parking area*, *interior access driveway* or *interior access drive* may be located closer to the *right-of-way* than twenty-five (25) feet), *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance and shall otherwise be maintained as *open space* free from *buildings* or *structures*;
- (B) Minimum *Front Residential Bufferyards* - may include: *driveways*; or, *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;
- (C) Minimum *Side* and *Rear Yards* - minimum *side* and *rear yards* may include *interior access driveways* connecting to adjoining *lots* provided that the remainder of said yards shall be maintained as *open space* free from *buildings* or *structures*;
- (D) Minimum *Side* and *Rear Residential Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as *open space* free from *buildings* or *structures*.
- (E) *Minimum Yards for Lots Within the Same Industrial Park* - along all *lot lines* in common with other *lots* located within the same *industrial park*:
  - i. *Side Yards* – That portion of a *minimum side yard*:
    - a. located between the *front lot line* and minimum front *building setback* line may include: *driveways*; or, *interior access driveways* connecting to adjoining *lots*; or,
    - b. located behind the minimum front *building setback* line may include: *parking areas*; *loading areas*; *interior access driveways*; *interior access drives*; trash containers; or, *outdoor storage*;

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- ii. *Rear Yards* – Minimum rear yards may include *parking areas, loading areas, interior access driveways, interior access drives* or *outdoor storage*;

provided, however, that the remainder of said *yards* shall be maintained as *open space* free from *buildings* or *structures*, and that the area of each such *minimum yard* that would have been devoted to perimeter yard landscaping and the amount of landscape material that would have been required to be installed in such perimeter yard landscaping, if not complying with the special provisions of this sub-Section, are provided elsewhere on each of the affected *lots* as either additional *foundation landscaping*, additional *interior parking area* landscaping or additional front perimeter landscape *yard* landscaping, and documentary assurances are provided on the *final plat* or by other legally binding instrument which binds the adjoining *lots* to be developed in compliance with the special provisions of this sub-Section allowing such *minimum yards* to be used for *parking areas, loading areas, interior drives* or *interior access drives* subject to the provision of such additional *foundation landscaping area* or additional *interior parking area* landscaping.



Minimum Yards for Lots Within the Same Industrial Park

- (4) *Maximum Building Height* – one-hundred and fifty (150) feet or twelve (12) stories, provided however, that the *setback* for that portion of any *building* or *structure* which is in excess of thirty-five (35) feet shall be increased by one (1) foot for each one (1) foot of the height of the *building* or *structure* above thirty-five (35) feet until the maximum height of the *building* or *structure* is allowed.
- (5) Landscaping – See Section 21-07.01 – Landscape Regulations.
- (6) Lighting – See Section 21-07.02 – Lighting Regulations.
- (7) *Signs* - See Section 21-07.03 – Sign Regulations.
- (8) Parking – See Section 21-07.04 – Off-Street Parking Regulations.
- (9) Loading - See Section 21-07.05 – Off-Street Loading Regulations.
- (10) *Outdoor Storage* and Operations.

(A) Operations

All operations, servicing and processing located within three-hundred (300) feet of a Residential *district* boundary (except *outside storage*, *off-street parking* and *off-street loading*) shall be conducted within completely enclosed *buildings*.

(B) Storage

All storage of materials or products shall be either:

- i. within completely enclosed *buildings*; or,
- ii. within a defined storage area in compliance with the following:
  - a. Location of *Outdoor Storage* – *Outdoor storage* shall not be permitted in any *minimum front yard*, *minimum side yard*, *minimum rear yard*, *minimum front residential bufferyard*, *minimum side residential bufferyard* or *minimum rear residential bufferyard*.
  - b. Screening – *Outdoor storage* areas shall be screened from view from non-industrial zoned *lot lines* by *buildings* or: (Ord. No. 10269-13, 11-11-13)
    - 1. a chain link, lattice, or similar type fencing with an open space of 30% or greater, supplemented by a

Type C: Full Screening landscaping (See Section 21-07.01, Table 21-07.01 – A, Note C for details) located between the edge of the *outdoor storage* area and *lot line*; or,

2. a ornamental, solid wall, architectural screen, masonry or similar type fence with an open space of less than 30%, including entry/exit gates made of materials compatible with the fence, supplemented by a Type B: Partial Screening landscaping (See Section 21-07.01, Table 21-07.01 – A, Note B for details) located between the edge of the *outdoor storage* area and the *lot line*.
- c. Height of Fence – The height above *grade* of said fence shall be at least six (6) feet and shall not exceed ten (10) feet.
- d. Height of *Outdoor Storage*:
  1. Within three-hundred (300) feet of a Residential *District* – shall not exceed the height of the fence; or,
  2. Three-hundred (300) feet or more from a Residential *District* – may exceed the height of the fence.

(C) Amount of *Outdoor Storage* and Operations

The total area devoted to *outdoor storage* and operations shall not be limited, provided:

- i. all regulations of this Section 21-04.02 (b) (10) are complied with; and,
- ii. *outdoor storage* or operations in excess of fifty (50) percent of the total *lot area* shall be approved as a *Special Exception Use*.