

## **Industrial Zoning District**

### **17.04.010 - Zoning District Standards Established**

C. Industrial Districts. In order to encourage a diverse employment base, provide for production of goods and services and minimize conflict with other land uses, the following industrial district is established:

1. I: Industrial.

### **17.04.020 – Use and Dimensional Requirements**

E. I: Industrial

1. Permitted Uses. The following categories of uses are permitted uses in the Industrial (I) Zone:
  - a. Woodworking, general assembly and other similar manufacturing activities that do not generate high noise, dust, glare or odor.
  - b. Warehouses and mini storage.
  - c. Wholesale and distribution facilities.
  - d. Nurseries and greenhouses.
  - e. Machine shops.
  - f. Shop craft facilities.
  - g. Fences up to six (6) feet in height. (Ord. 533 §22, 2008)
2. Any use not specifically similar to the above permitted uses shall be approved only as Uses by Special Review.
  - a. Open storage facilities, with a one hundred twenty (120) foot setback from Highway 40 or Highway 9, measured from the highway right of way to the nearest facility boundary. Open storage facilities shall be subject to screening approved by the Town Board, including not limited to, vegetated berms, vegetated embankments, fencing, other landscaping or screening devices. The open storage facility shall be maintained in a clean and orderly condition.
  - b. Impound lot, with a one hundred twenty (120) foot setback from Highway 40 or Highway 9, measured from the highway right of way to the nearest facility boundary. Impound lots shall be subject to screening approved by the Town Board, including not limited to, vegetated berms, vegetated embankments, fencing, other landscaping or screening devices. The impound lot shall be maintained in a clean and orderly condition.

3. Dimensional requirements

- a. All industrial uses must maintain a minimum setback of twenty (20) feet from any residentially zoned area.
- b. Other dimensional standards such as height limitations, lot area coverage, minimum and maximum lot sizes and setbacks will be established during the site plan review, taking into consideration the intensity of the proposed use, the character of adjacent land uses and the characteristics of the property.

(Ord. 454 §1, 2000)

**17.04.025 – Uses Prohibited in All Zone Districts**

Junkyards are prohibited in all zone districts.