

ARTICLE 9 "I" INDUSTRIAL DISTRICT

This district is intended for light and heavy industrial use having a relatively high intensity of use and land coverage. A variety of the heavier industrial uses require locational approval prior to use.

9.001. Scope of Regulations. The regulations set forth in this article, or set forth elsewhere in this resolution when referred to in this article, are the regulations of the "I" Industrial District.

9.003. Use Regulations. Any building or premise may be used for any purpose not in conflict with any resolution of Lancaster County regulating nuisances or laws of the State of Nebraska, provided, however that no building shall be erected, converted, reconstructed or structurally altered for church, library, school, hospital or residential purposes, except for resident watchmen and caretakers employed on the premises and except for farmsteads; provided further that uses listed in Section 13.001 of Article 13 follow the procedure of that paragraph; and provided further that no building or occupancy permit shall be issued for manufacturing, compounding, processing, packaging or treatment of the following products or uses until and unless the location or expansion of such use shall been approved by the Planning Commission: (Resolution No. R-11-0023, March 29, 2011)

Chemicals, Petroleum, Coal and Allied Products:

Acids and derivatives;
Acetylene;
Ammonia;
Carbide;
Caustic soda;
Cellulose and cellulose storage;
Chlorine;
Coke oven products (including fuel gas) and coke oven products storage;
Creosote;
Distillation, manufacture, or refining of coal, tar asphalt, wood and bones;
Explosives (including ammunition and fireworks) and explosives storage;
Fertilizer (organic);
Glue, gelatin (animal);
Hydrogen and Oxygen;
Lamp black, carbon black and bone black;
Nitrating of cotton or other materials;
Nitrates (manufactured and natural) of an explosive nature, and storage;
Petroleum, gasoline and lubricating oil refining and wholesale storage;
Plastic materials and synthetic resins;
Potash;
Pyroxylin;
Rendering and storage of dead animals, offal, garbage or waste products;
Turpentine and resin;
Wells: gas and oil;
Fish oils and meal;

The production, manufacture, distribution and commercial storage of toxic, radioactive, flammable or explosive materials, including chemicals, gases, fireworks and explosives;

Clay, Stone and Glass Products:

Brick, firebrick, refractories and clay products (coal, fired);
Cement, lime, gypsum or plaster of Paris;
Minerals and earths; quarrying, extracting, grinding, crushing and processing;

Food and Beverage:

Fat rendering;
Fish curing, packing and storage;
Slaughtering of animals;
Starch manufacture;

Metals and Metal Products:

Aluminum powder and paint manufacture;
Blast furnace, cupolas;
Blooming mill;
Metal and metal ores: reduction, refining, smelting and alloying;
Scrap metal reduction or smelting;
Steel works and rolling mill (ferrous);

Wood and Paper Products:

Match manufacture;
Wood pulp and fiber: reduction and processing;

Unclassified Industries and Uses:

Hair, hides, and raw fur: curing, tanning, dressing, dyeing and storage;
Stockyard or livestock feed yard;
Junk yards and auto wrecking yards;
Wind energy conversion systems over the district height. (Resolution R-08-0090, Approved October 15, 2008; Resolution No. 3744A, October 5, 1982)

9.005. Parking Regulations. Accessory off-street parking spaces shall be provided as follows:

- 1) For permitted industrial uses or service establishments: one space for each two employees on the maximum working shift;
- 2) For office buildings: one space for each four hundred (400) square feet of floor area;
- 3) For restaurants and other commercial uses: one space for each two hundred (200) square feet of floor area.

9.007. Height regulations. No building shall exceed four (4) stories nor fifty (50) feet in height except as otherwise provided in Articles 15 and 17 hereof, and except that buildings may exceed four (4) stories or fifty (50) feet in height provided the building is set back one (1) foot from all required yard lines for each one (1) foot of additional height above fifty (50) feet.

9.009. Sign Regulations. Signs within the "I" Industrial District shall be regulated in conformance with the provisions of Article 16.

9.011. Area Regulations.

1) Front yard: There shall be a front yard having a depth of not less than fifty (50) feet except as provided in Article 17;

2) Side yard: Except as hereinafter provided, there shall be a side yard on each side of a building having a width of not less than fifteen (15) feet;

3) Rear yard: Except as hereinafter provided, there shall be a rear yard of not less than thirty (30) feet;

4) Intensity of use: Every buildable lot or tract of land shall have an area of not less than ten thousand (10,000) square feet and an average width of not less than one hundred (100) feet.