

SECTION 21.07 INDUSTRIAL DISTRICTS**(1) Intent.****(a) GENERAL.**

The general intent of this Section is to set forth land uses or activities which are permitted in industrial areas in the Village, to specify the zoning district in which each use or activity will be permitted, with or without special conditions, or after a special permit has been granted, and to establish bulk regulations for lots within each district.

(b) (I-1) AND (I-2) INDUSTRIAL DISTRICTS.

The intent of the Industrial Districts is to set forth those land uses and activities which are permitted to provide for industrial and related development within the framework of industrial and manufacturing growth goals of the Village. It is further intended that regulations in Industrial Districts be such as to prevent intrusion of structures and uses that are inimical to and not compatible with the use of land for desired industrial development.

In addition, it is intended that performance standards be established to provide specific controls for governing tolerable levels of emission of noise, smoke, and particulate matter, odors and other potential nuisances and for providing adequate landscaped yards and other open areas in order to maintain the desired environmental qualities within the Industrial Districts and the entire Village and its environs.

The distinction between the (I-1) and (I-2) Industrial Districts involves differences in permitted land uses and allowable densities.

(2) General Provisions.**(a) SCHEDULE OF REGULATIONS.**

Restrictions and controls for land uses or activities permitted in Industrial Districts, or land uses or activities having special conditions attached to them, or requiring a special permit, are set forth in Schedule 21.07-A. Regulations for lot size, yards and similar bulk requirements are set forth in Schedule 21.07-B. Both said schedules are hereby adopted and made part of this Ordinance.

(b) EXCLUDED USES OR ACTIVITIES.

A land use or activity not set forth in Schedule 21.07-A is not permitted in an Industrial District in the Village except that uses and activities which are similar to those which are permitted in a district may be permitted by special use permit.

(c) ENCLOSURE OF OPERATION.

All operations shall be conducted within completely enclosed buildings except:

1. Off-street parking and off-street loading when conforming with regulations set forth in this Ordinance.

2. Establishments of the drive-in type offering goods and services to customers waiting in parked automobiles.
3. Servicing, repairing, testing, cleaning and other operations of railroads and other transportation facilities customarily conducted out-of-doors.
4. Storage and testing areas located not less than 500 feet from a Residential District. Such areas, when located within 500 feet of a Residential District, shall be completely enclosed behind a solid fence or wall or chain-link fence faced with dense plantings of trees or shrubs which in the case of a wall or fence shall be not less than six (6) feet or more than eight (8) feet in height.
5. Other uses customarily conducted in the out-of-doors such as open sales lots for retail sales and out-of-doors recreation facilities. Such facilities shall be clearly incidental and secondary to the manufacturing use.

(d) SETBACKS ALONG DISTRICT LINES.

1. In an (I-1) or (I-2) District no building or structure, the principal use of which is manufacturing, fabricating, assembly, repairing, cleaning, servicing or testing of materials, products or goods, shall be located less than 50 feet from a Residential or Mobile Home District boundary line or residential property line. All buildings and accessory uses shall be setback at least 50 feet from street rights-of-way.
2. Off-street parking and permitted outdoor storage may be located in such setback areas except that no parking or storage shall be located less than 30 feet from a lot line adjoining a street.
3. From an interior lot line, which line is also a boundary of a Residential or Mobile Home District or residential property line, all off-street parking or outdoor storage shall be effectively screened from its residential neighbors by a buffer strip at least twelve (12) feet wide and planted with trees and shrubs that provide an effective visual screen.
4. When industrial buildings or structures which exist on the effective date of this Ordinance have setbacks from a Residential or Mobile Home District or residential property line of less dimension than is required herein, any expansion of said buildings or structures shall, in lieu of the above requirements, be required to provide setbacks from its residential neighbors as determined by the Department of Public Works in its site plan review.

(e) SITE PLAN APPROVAL.

No land use or activity in an Industrial District may be developed or expanded without a building permit issued by the Zoning Administrator under the rules and regulations contained in this Section. The Zoning Administrator may not issue a building permit for the development or expansion of any permitted use in any Industrial District until a final site plan has been approved by the Department of Public Works in accordance with this Ordinance.

(f) EXISTING SETBACK LINES.

Where existing setback lines are less than required by this code, such setbacks may be continued so long as all parking, loading, and screening requirements can be met for the total development.

(3) Special Conditions For Certain Land Uses or Activities In Industrial Districts.

Land uses or activities listed in Schedule 21.07-A as being "Permitted with Special Conditions" shall not be considered permitted, and the Zoning Administrator shall not issue a building permit for such uses or activities, until applicable conditions, as set forth below, have been complied with or a variance has been granted.

(a) TEMPORARY BUILDING OR FENCE.

Permitted for construction purposes for a period not to exceed such construction and when located on the same lot where such construction is being undertaken or a lot contiguous thereto.

(b) SIGN.

Permitted when they are in compliance with Section 21.14 of this Ordinance.

(c) MANUFACTURING, FABRICATING, ASSEMBLY, REPAIR, STORAGE, PROCESSING, CLEANING, SERVICING AND TESTING ESTABLISHMENTS.

Permitted in an (I-1) or (I-2) District only when:

1. Such land use or activity is in compliance with applicable performance standards for noise, vibration, smoke and particulate matter, toxic matter, noxious and odorous matters, fire and explosion hazard, glare and heat, radiation hazard and similar standards as administered by the Village.
2. Any use involving the storage, use or manufacture of materials or products which decompose by detonation has been specifically licensed by the Village Board or is customarily incidental to the operation of a principal use and in conformance with applicable performance standards set by the Village.

(d) ABOVE GROUND STORAGE OF FLAMMABLE LIQUIDS OR MATERIAL.

Permitted by special use in the (I-1) and (I-2) Districts only when such use has been reviewed and approved by the North Fond du Lac Fire Department.

(e) WATCHMAN'S DWELLING.

Permitted in an (I-1) and (I-2) District if such dwelling is located on the premises where the said watchman is employed.

(f) LABOR HALL AND OFFICE.

Off-street parking shall be provided for each four (4) seats or ninety (90) lineal inches

of seating space in the main assembly hall.

(4) **Schedule 21.07-A Land Uses or Activities
Industrial Districts**

P = Permitted
 SC = Permitted with Special Conditions
 SP = Special Use Permit Required

LAND USE OR ACTIVITY		I-1	I-2
1.	Above ground storage of flammable liquids or materials.	SP	SP
2.	Ambulance service.	P	P
3.	Asphalt, coal, or tar manufacture.	SP	
4.	Archery range, golf driving range, ice skating rink.	SP	SP
5.	Bottling works.	P	P
6.	Car wash.	P	P
7.	Cement, lime, gypsum manufacture.	SP	P
8.	Cemetery monument creation and sales.	SP	P
9.	Contractor's facility, including material and equipment storage.	P	P
10.	Express and parcel delivery.	P	P
11.	Feed manufacture.	P	P
12.	Fuel and ice retail sales	P	P
13.	Governmental service.	SP	SP
14.	Greenhouse and nursery.	P	P
15.	Heliport.	SP	SP
16.	Knitting mills.	SC	SC
17.	Labor hall and office.	SC	SC
18.	Landfilling.	SC	SC
19.	Laundry.	P	P
20.	Lumberyard, mill work.	P	P
21.	Mail order house.	P	P

P = Permitted
SC = Permitted with Special Conditions
SP = Special Use Permit Required

LAND USE OR ACTIVITY		I-1	I-2
22.	Manufacturing, fabricating, assembly, repair, storage, processing, cleaning, servicing and testing establishment.	SC	SC
23.	Milk distribution sales.	P	P
24.	Miniature or par-3 golf, Go-kart track.	SP	SP
25.	Mining, quarrying or extraction of sand, gravel, soil or other aggregate.	SP	SP
26.	Motor freight terminal, air and rail freight terminal.	SP	SP
27.	Offices with accessory research, testing, warehousing, fabricating or assembly.	SP	SP
28.	Off-street parking.	P	P
29.	Packing and crating.	P	P
30.	Painting and enameling.	P	P
31.	Planned unit development.	SP	SP
32.	Plumbing and heating shops.	P	P
33.	Public or private park or playground.	SP	
34.	Public utility.	SP	SP
35.	Publishing and printing.	P	P
36.	Railroad switching and repair facility.	P	
37.	Sheet metal working, tinsmithing, blacksmithing.	P	P
38.	Sign.	SC	SC
39.	Slaughterhouse, stockyard.	SP	
40.	Smelting.	SP	
41.	Storage or use of materials which decompose by detonation.	SP	SP

42. Swimming pool, tennis court, shuffleboard courts and similar facilities.	SP	SP
43. Temporary building or fence.	SC	SC
44. Trade school.	P	P

P = Permitted
 SC = Permitted with Special Conditions
 SP = Special Use Permit Required

LAND USE OR ACTIVITY	I-1	I-2
45. Vehicle repair including painting, body and motor work.	P	P
46. Warehouse.	SP	SP
47. Watchman's dwelling.	SC	SC
48. Wholesale or jobbing establishment.	P	P

...by amended to.

	I-1	I-2
49. Sales and service of recreation vehicles, motorcycle and similar vehicles.	P	P

SECTION 2. - This ordinance shall take effect and be in full force from and after its passage and posting.

Adopted this 7th day of February, 2000.

(5) Schedule 21.07 - B Bulk Requirements*

Industrial Districts

DIST	LAND USE OR ACTIVITY	MINIMUM LOT AREA (SQ. FT.)	MIN. LOT WIDTH (FT.)	FLOOR AREA RATIO	MINIMUM YARDS *			MAXIMUM BUILDING HEIGHT
					FRONT	SIDE	REAR	
I-1	All permitted uses except when special conditions or Special Permit requirements state otherwise.	None		0.6	30'	1. Two required, each at least 15 ft. 2. 30 ft. when adjacent to a street. 3. None required when adjacent to a railroad right-of-way.	25 ft. except none required when adjacent to a railroad right-of-way.	75'
I-2	All permitted uses except when special conditions or Special Permit requirements state otherwise.	None	None	0.8	30'	1. Two required, each at least 15 ft. 2. 30 ft. when adjacent to a street. 3. None required when adjacent to a railroad right-of-way.	25 ft. except none required when adjacent to a railroad right-of-way.	60'

* Bulk requirements for uses permitted by Special Permit may be modified as Village Board deems appropriate in its review

4-19-93

of a proposal.

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