

SECTION 10.9 I-4 (INDUSTRIAL FOUR RIVER) ZONE

- A. **PERMITTED USES:** It is the intent of this zone to provide for industrial activities that orient towards the river, the railroad, and the highway, as a transportation point of exchange and distribution and do not require extensive urban services. The following uses are permitted providing all uses are in compliance with the performance standards as set forth in Article XV of this ordinance.
1. Bulk storage and/or transfer stations for materials, excluding types of a flammable or explosive nature
 2. Self-storage units and outdoor storage of boats, vehicles, and construction equipment
 3. Carting, express, hauling, or storage yards
 4. Freight terminals
 5. Transportation facilities, including railroad rights-of-way, marshaling yards, maintenance, and fueling facilities
 6. Warehousing
- B. **ACCESSORY USES**
1. Customary accessory buildings and uses including operations required to maintain or support any permitted use in this zone on the same lot as the permitted use, such as maintenance shops, power plants, laboratories, offices, and machine shops
 2. Fences and/or walls, as regulated by Article XIII of this ordinance
 3. Signs, as regulated by Article XIV of this ordinance
 4. Uses, as listed below, located and entered from within any permitted use in this zone as a convenience to the occupants thereof, and their customers, provided such accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
 - a. Cafeterias
 - b. Coffee shops or refreshment stands
 - c. Soda or dairy bars
- C. **CONDITIONAL USES:** No buildings or occupancy permits shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved of by the board of adjustment as set forth in Section 9.14.
1. Bulk storage and/or transfer stations for materials that are of a flammable

- or explosive nature
- 2. Land fill site operations

D. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

- 1. Minimum site for an industrial river zone - Ten (10) acres
- 2. Minimum lot area - One (1) acre
- 3. Minimum lot width at minimum building setback line - One hundred fifty (150) feet
- 4. Minimum front yard depth - Fifty (50) feet
- 5. Minimum side yard width - Fifteen (15) feet; forty (40) feet is required where a side yard abuts a street, road, highway, or deeded right-of-way
- 6. Minimum rear yard depth - Twenty-five (25) feet. No rear yard is required where a rail spur forms the rear property line
- 7. Maximum building height - Fifty (50) feet

E. OTHER DEVELOPMENT CONTROLS

- 1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
- 2. No lighting shall be permitted which would glare from this zone onto any street or into any adjacent residential zone.
- 3. Where any yard of any use permitted in this zone abuts a residential zone, a minimum requirement of seventy-five (75) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section
- 4. 9.17 of this ordinance.
- 5. A development plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone, including layout of the entire minimum tract for industrial development.
- 6. All development in areas defined as "flood prone" (either the floodway or floodplain) must be developed in accordance with the regulations set forth in Section 9.25 of this ordinance.
- 7. The outdoor storage of boats, vehicles, and construction equipment must be within a fenced in area as regulated by Article XIII. In the case of this use, the requirement of Article XIV that no goods, materials, or objects shall be stacked higher than the fence shall not apply.