

SECTION 10.26 I-5 (INDUSTRIAL-RIVER) ZONE

- A. **PERMITTED USES:** The intent of the I-5 Zone is to provide for industrial uses in Urban/Suburban Focus Areas which depend on the use of the adjacent river for access to barge traffic as part of a transportation mode of exchange and/or distribution. The following uses are permitted providing all uses are in compliance with both the performance standards as set forth in Article XI of this ordinance, and all appropriate local, state, and federal regulations, and that the use complies with the above stated intent of the I-5 Zone, except as herein provided:
1. The assembling, compounding, manufacturing, packaging, or processing of the following uses:
 - a. Acetylene, butane, and bottled gas, including bulk storage
 - b. Asphalt and asphalt products
 - c. Brewing and distilling of liquors
 - d. Brick, tile, or terra cotta
 - e. Cement, concrete, and concrete products
 - f. Chemicals, including ammonia, bleach, bluing, calcimine, chlorine, corrosive acid or alkali, dyes
 - g. Electrical and non-electrical machinery, equipment and supplies
 - h. Fertilizer, gypsum, lime, or plaster of paris
 - i. Instruments of professional, scientific, photographic, and optical use
 - j. Iron, steel, aluminum foundry or forge works, and heavy weight casting
 - k. Lampblack
 - l. Metal, metal finishing, and metal products, including the use of blast furnaces or drop forges
 - m. Paint, oil, shellac, turpentine, lacquer, varnish, gasoline
 - n. Paper, paperboard, pulp
 - o. Petroleum refining and products, including bulk storage
 - p. Plastic and plastic products
 - q. Products from the following previously prepared materials: bone, cellophane, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paper, precious or semi-precious metals, plastics, rubber, shell, steel, tin, tobacco, wood, wool, yarn
 - r. Rolling mills
 - s. Rubber and rubber products
 - t. Stone and monument works employing power driven tools
 - u. Sand and gravel, including storage
 2. Barge, shipping, and docking facilities
 3. Bulk storage stations and/or transfer stations for materials

4. Carting, express, hauling, or storage yards
5. Coal, coke, or wood yards
6. Contractors' offices and accessory storage yards, including storage of general construction equipment and vehicles
7. Crating services
8. Fire stations
9. Flour mills
10. Forge plants
11. Foundries
12. Freight terminals
13. Laboratories, offices, and other facilities for research, both basic and applied, conducted by, or for, an industrial organization or concern, whether public or private
14. Machine shops
15. Plating plants
16. Public utilities' rights-of-way and pertinent structures
17. Transportation facilities, including railroad rights-of-way, marshaling yards, maintenance, and fueling facilities
18. Trucking terminals, related to exchange or distribution with barge traffic
19. Warehousing or wholesaling
20. Industrial uses, listed as permitted in this zone, A.1.-A.19. above, that depend on the manufacturing, compounding, processing, packaging, assembling, or warehousing of materials or products by another industry located in the I-5 Zone which uses the adjacent river as a part of a mode of transportation.

Where an industrial use exists prior to the area being zoned I-5, and listed as a permitted use herein, but does not plan to use the adjacent river as a mode of transportation for its operation, such use may be permitted to expand, subject to the approval by the planning commission, or its duly authorized representative, provided such expansion is made in a manner that is coordinated with the use of the zone for river oriented industries and is in accordance with other requirements of the I-5 Zone.

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. AREA AND HEIGHT REGULATIONS

1. Minimum tract for industrial development - Twenty-five (25) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout
2. Minimum lot area within minimum tract - One (1) acre
3. Minimum lot width at building setback line - One hundred fifty (150) feet
4. Minimum front yard depth -
 - a. When abutting a major arterial (as defined in the adopted comprehensive plan) - Seventy-five (75) feet
 - b. On internal roads - Fifty (50) feet
5. Minimum side yard width -
 - a. In internal parts of the park - Twenty-five (25) feet
 - b. Where the side yard is adjacent to a major arterial (as defined in the adopted comprehensive plan) - Seventy-five (75) feet
6. Minimum rear yard depth - In internal parts of the park - Fifty (50) feet. No rear yard is required where a rail spur forms the rear property line
7. Maximum building height - Forty (40) feet

D. 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. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.

4. 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.
5. 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.