
SECTION 10.15 1-4 (INDUSTRIAL FOUR RIVER) ZONE

- A. **PERMITTED USES:** The intent of the I-4 Zone is to provide for those industrial uses which do not require extensive urban services, in the Rural 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 XV of this ordinance, and all appropriate local, state, and federal regulations, and that the use complies with the above stated intent of the I-4 Zone, except as herein provided:
1. Bulk storage and/or transfer stations for materials, excluding types of a flammable or explosive nature
 2. Carting, express, hauling, or storage yards
 3. Freight terminals
 4. Transportation facilities, including railroad rights-of-way, marshaling yards, maintenance, and fueling facilities
 5. Warehousing

Where an industrial use exists prior to the area being zoned I-4, 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-4 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. **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

D. **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 an 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 an 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

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 permitted use 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 9.17 of this ordinance.
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.