

TITLE 20 – ZONING ORDINANCE OF GENOLA

CHAPTER 15 LIGHT INDUSTRIAL ZONE

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20.15.01 PURPOSE AND CHARACTERISTICS

The Light Industrial Zone is established to provide areas within the Town where manufacturing, processing, warehousing, and fabrication of goods and materials can be carried on most appropriately with minimum conflict or negative effects upon surrounding properties. The purpose is to allow low-impact businesses, retail and services. Because of the adverse effects which occur when permitted to commingle, residences, schools, churches, and most retail and service commercial establishments have been excluded from the I-1 light Industrial zone.

20.15.02 PRE-EXISTING OR NON-CONFORMING USES

Pre-existing or non-conforming uses may request a zone change to the I-1 zone.

20.15.03 PERMITTED, CONDITIONAL, AND ACCESSORY USES

The permitted, conditional and accessory uses for the Light Industrial Zone (I-1) are indicated on Appendix A to Title 20. The chart will specify whether each use is a permitted, conditional or accessory use. Unless specifically listed, any other use is not a permitted use in this zone.

(Amended by Ordinance 2019-05)

20.15.04 RESERVED

(Amended by Ordinance 2019-05)

20.15.05 LOT AREA

The minimum lot area shall be one (1) acre. The minimum size for an I-1 zoning designation shall be five (5) acres.

20.15.06

LOT FRONTAGE

The minimum frontage for any lot shall be one hundred (100) feet of continuous lot frontage along the street line.

(Amended by Ordinance 2016-04)

20.15.07

YARD REQUIREMENTS

The following minimum yard requirements shall apply:

1. Front Yard

The minimum depth of the front yard shall be the greater of sixty (60) feet, as measured from the center of the public right-of-way, or thirty-five (35) feet, as measured from the property boundary. On a corner lot, the front of the main dwelling shall maintain the required minimum front yard setback.

2. Side Yard

The minimum side yard for any dwelling shall be twenty (20) feet from the property boundary.

3. Side Yard - Corner Lot

On corner lots, the minimum depth of the side yard contiguous to the street shall be the greater of sixty (60) feet, as measured from the center of the public right of way, or thirty-five (35) feet, as measured from the property boundary.

4. Rear Yard

The minimum depth of the rear yard shall be thirty-five (35) feet from the property boundary.

5. Parking

All uses within the I-1 Zone shall meet the parking requirements set forth in Chapter 2006.

6. Drainage

The developer shall present a drainage plan for the entire development. The plan may be for the development as a whole or on a lot by lot basis. The drainage plan shall be approved by the town engineer.

7. Landscaping

Developer shall present a landscaping plan for review. Landscaping shall cover the lesser of two and one-half (2 ½) percent of the total area of each lot or five thousand (5000) square feet.

8. Garbage Storage

Garbage shall be stored in appropriate containers to the rear of the building or in an enclosure. Exceptions may be allowed upon approval by the Planning Commission and Town Council.

9. Walls and Fences

- a. There shall be a fence surrounding the property unless the developer or owner can show that there are no health, safety or aesthetic concerns with the proposed use.
- b. If the property borders an R1 zone, there shall be a minimum of six (6) foot privacy fence separating the I1 zone and adjoining residential zones. This fence shall be erected by the developer of the most recently approved zone. This requirement may be waived if it can be shown by the developer or owner of the property that the use presents no health, safety or aesthetic concerns for the residential use.
- c. The planning commission shall also review section 20-05-18 concerning grade changes between property lines.

(Amended by Ordinance 2015-07)

20.15.08 HEIGHT REGULATIONS

No building shall be erected to a height greater than thirty-five (35) feet, and no building structure shall be erected to a height less than one (1) story. Additional height may be granted by the Planning Commission if the developer and/or owner can adequately show that there are no fire, safety or aesthetic concerns with the additional height. However, in no event shall a building structure inhabited by people exceed two and one-half stories in height. Flagpoles and similar structures not used for human occupancy are excluded in determining height. In no case can a false building front exceed the height restrictions.

20.15.09 SIGNAGE

Signs shall be limited to no more than two (2) per lot. Signs on buildings may be any size as long as they do not exceed the dimensions of the wall to which they are attached nor extend beyond the walls of the building. All signs may be lighted, but no flashing or neon signs will be permitted.

Free standing signs must be set back at least ten (10) feet from any public road and may not interfere with traffic flow or vision. The maximum height shall be no more than fifteen (15) feet. The maximum area of the sign shall be no more than 50 square feet.

20.15.10 WEED AND JUNK-FREE GROUNDS

The yards around buildings shall be kept free of junk, debris, weeds, and other

flammable material.

20.15.11 **CHANGE OF USE OR OWNERSHIP**

Before the use or ownership of an industrial property can be changed or altered, the requirements of this chapter must be reviewed by the Planning and Zoning Commission and approved by the Town Council.

ⁱ Previous Versions and Ordinances

- 2019-05
- 2016-04
- 2015-07
- 2001-05