

CHAPTER 13: INDUSTRIAL DISTRICT "I"

SECTION 1301: PURPOSE

To provide a district for industrial development and their related, complementary uses in the rural portion of Dodge County. Such development shall not impair the traffic carrying capabilities of abutting roads and highways.

SECTION 1302: PERMITTED USES

1. General manufacturing and fabrication facilities, including machine shops, blacksmiths, welding, or other metal shops;
2. Any production, processing, cleaning, servicing, testing, or storage of materials, goods or products which shall not be injurious or offensive to occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic materials, odors, fire or explosive hazards or glare;
3. Cartage and express facilities;
4. Monument works; and
5. Demolition debris landfill (clean fill), subject to regulations of Dodge County Solid Waste Ordinance.
6. Minor Essential Services, subject to Section 1711
7. Temporary Meteorological Towers less than two hundred (200) feet in total height and removed in five (5) years or less, subject to the standards of Chapter 21.

SECTION 1303: CONDITIONAL USES

1. Grain elevators and storage facilities;
2. Junk yards or salvage yards and used auto parts sales, (see section 1607 for additional standards applying to this use);
3. Fuel processing and storage facilities for the production of ethanol, methanol, or alcohol; and

4. Demolition debris land disposal facility, subject to the Dodge County Solid Waste Ordinance No. 1.
5. Major Essential Services
6. Wind Energy Conversion Systems (WECS), subject to the standards of Chapter 21;

SECTION 1304: INTERIM USES

1. Temporary asphalt hot-mix plants or concrete plants utilized for specific road projects located within Dodge County
2. Meteorological Towers equal to or greater than 200 feet in total height and/or located on site for longer than five (5) years, subject to the standards of Chapter 21

SECTION 1305: STORAGE OF MATERIALS

1. All activities involving the manufacturing, fabricating, repairing, storing, cleaning, servicing, and testing of materials shall be within a completely enclosed building(s), or;
2. Such activities may be conducted outdoors provided it is completely screened by a solid wall or fence that is uniformly painted and properly maintained, or a suitable substitute, and is at least eight (8) feet in height;
3. No open storage at a greater height than that of the screening element;
4. No storage of equipment or materials in the road or street right-of-way(s).

SECTION 1306: PERFORMANCE STANDARDS

1. Locational Requirements
 - a. all lots upon which improvements are to be made in this district shall abut a publicly dedicated road.
2. Lot Area Requirements

- a. lot area required shall be a minimum of three (3) acres, exclusive of road right-of-way;
 - b. an increase in the minimum lot size shall be required if it is determined that additional area is needed to meet the Dodge County sanitary requirements, environmental quality regulations, or any other applicable regulations of the County.
3. Lot Width Requirements
 - a. every lot shall have a minimum frontage width of 150 feet;
4. Height Requirements
 - a. no structure shall exceed a height of forty five (45) feet.
 - b. WECS permitted under a Conditional Use Permit are exempt from the height requirements.
 - c. Meteorological towers permitted under an Interim Use Permit or Zoning Permit are exempt from height requirements.
5. Front Yard Requirements
 - a. there shall be a front yard setback of not less than 50 feet from the right of way line;
 - b. in the instance of a corner lot, there shall be two (2) front yard requirements along the street sides.
6. Side Yard Requirements
 - a. there shall be a minimum building setback of 25 feet from the side yard property line.
7. Rear Yard Requirements
 - a. there shall be a minimum building setback of 25 feet from the rear yard property line.
8. Lot Coverage Requirements
 - a. not more than sixty percent (60%) of the lot or parcel shall be occupied by buildings and other impervious surface;

9. Tree and/or Shrub Planting Regulations

- a. deciduous and coniferous trees that reach a mature height of twenty five (25') feet or more shall be setback a minimum of twenty five (25') feet from road rights-of-way and all property lines;
- b. all other trees and shrubs shall be setback a minimum of fifteen (15') feet from road rights-of-way and all property lines.

10. Access Drive Regulations

- a. for the design standards applicable to access drives in this district, see section 1602, 1604, or other sections in chapter 16 if performance standards are specified for the use.

11. General Requirements

- a. variance exception: if a building addition does not further encroach upon a public road setback, no variance will be required;
- b. additional requirements for signs, parking, and other uses are set forth in Section 16.