ARTICLE 5

ZONING DISTRICT REGULATIONS

SECTION 504. "I-D" INDUSTRIAL DISTRICT

A. INTENT. The intent of this district is to provide locations for types of industrial

uses. Some of these uses have characteristics that may create incompatibilities with

adjacent uses and, thereafter, will require a conditional use approval.

B. PERMITTED USES: In District "I-D" no building, structure, land or premises shall

be used and no building or structure shall be hereafter erected, constructed,

reconstructed, moved or altered except for one or more of the following uses:

1. Animal Hospital or Clinic.

2. Bottling works.

3. Building materials, storage and sales and lumber yards.

4. Carpenter, cabinet, plumbing, electrical and sheet metal shops.

5. Contractor's office and equipment storage yard, providing the storage yard is

completely enclosed with a six (6) foot solid fence, wall or hedge when adjacent

to a residential district.

6. Kennel (Commercial or Private)-breeding and boarding.

a. All kennels shall be located at least 1,320 feet from a residential district.

b. The minimum lot size shall not be less than one (1) acre.

c. No building or runs shall be located nearer than four (4) feet to any

property lines.

d. The kennel shall be completely enclosed by fencing of sufficient height to

retain the animals kept within said kennel. If necessary, fencing may be

required across the top of any such kennel in order to retain animals

within the kennel. An enclosed ground area of 48 square feet per animal

shall be provided.

7. Dry cleaning and laundry plants.

8. Existing residences-See Section 904 J

9. Farming.

10. Feed and seed stores.

11. Fertilizer and farm chemical stores.

12. Frozen food lockers.

13. Grain elevators.

14. Greenhouse and nurseries, retail and wholesale.

15. Machinery sales, service and storage.

16. Manufacturing sales, service and storage.

17. Mini-warehouses. (see self-service storage facility)

18. Monument sales.

19. Motor vehicle body, provided that all work shall be performed and all materials

shall be stored within an enclosed building; and provided further that all

operable or inoperable motor vehicles determined by the Permit Inspector to be

a safety hazard or visual blight shall be screened from public view and access by

a solid or semi-solid fence having a minimum height of six (6) feet and a visual

density of no less than 90%.

20. Motor vehicle repair service, provided that all work shall be performed and all

materials shall be stored within an enclosed building; and provided further that

all operable or inoperable motor vehicles determined by the Permit Inspector to

be a safety hazard or visual blight shall be screened from public view and access

by a solid or semi-solid fence having a minimum height of six (6) feet and a

visual density of no less than 90%.

21. Motor vehicle sales and storage.

22. Municipal storage yards.

23. Public utility and public service uses as follows:

a. Substations.

b. Railroads.

c. Telephone exchange, microwave towers, radio towers, television towers,

telephone transmission buildings and electrical power plants.

d. Public utility storage yards when the entire storage area is enclosed by at

least six (6) foot wall or fence.

e. Municipal recycling. (Amended 6-12-96)

24. Radiator repair shops.

25. Service Stations.

26. Sign painting and manufacturing.

27. Truck and rail terminals.

28. Upholstering shops.

29. Village mu1ti-use area such as but not limited to rodeos, demo derby and

similar activities.

30. Warehousing, storage and sales of products, except for products of highly

explosive, combustible or volatile nature.

31. Welding and blacksmith shops.

32. Wholesale establishment except those which handle products of highly

explosive, combustible or volatile nature.

C. CONDITIONAL USES: The following conditional uses may be permitted subject to

approved procedures outlined in Section 1105 of these regulations.

1. Auto wrecking yards, junk yards, salvage yards and scrap processing yards

subject, however, to the following:

a. Located on a tract of land at least 300 feet from a residential district zone.

b. The operation shall be conducted wholly within a noncombustible building

or within an area completely surrounded on all sides by a fence or wall at

least eight (8) feet high. The fence or wall shall be of uniform height,

uniform texture and color, and have a density of not less than 80% and

shall be so maintained by the proprietor as to ensure maximum safety to

the public, obscure the junk from normal view of the public and preserve

the general welfare of the neighborhood.

The fence or wall shall be installed in such a manner as to retain all scrap,

junk or other material within the yard.

c. No junk shall be loaded, unloaded or otherwise placed, either temporarily

or permanently outside the enclosed building, hedge, fence or wall, or

within the public right-of-way.

d. Burning paper, trash, junk or other waste materials shall be permitted

only after approval of the Fire Department except when prohibited by the

State Board of Health. Said burning, when permitted, shall be done only

during daylight hours.

e. No junk, salvage, scrap or other materials shall be piled or stacked higher

than the top of the required fence or wall.

f. Said use shall not be located on or visible from an arterial or major street

or highway.

2. Manufacturing or storage of bulk oil. Gas, explosives, ethanol or alcohol

distillation plants.

3. Other uses which may be noxious or offensive by reason of the emission of odor,

dust, smoke, gas, noise or vibration.

4. Ready-mix concrete and asphalt mix plants.

5. Solid waste, disposal and processing sites which include landfills, incinerators,

transfer stations and other similar functions. These sites must follow State

Laws and Federal Regulations.

6. Storage and warehousing of products of a highly explosive, combustible or

volatile nature.

7. Wholesale and retail establishment which handle products of a highly explosive,

combustible or volatile nature.

8. Grain Elevators.

9. Mobile Offices and Mobile Warehouses.

a. Blocking.

b. Skirting. Wood sheeting products are permitted skirting materials for

Mobile Offices and Mobile Warehouses.

c. Anchoring. Anchoring devices shall be placed in accord with individual

insurance company requirements.

10. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar

and/or Wind sources in conformance with “Net Metering” as per Nebraska State

Statutes 70-2001 to 70-2005 (August 30, 2009, as amended). Individual or

“Small Wind Energy Conversion Systems (SWECS) shall also be in conformance

with the provisions of Section 616 of these Regulations.

 (Amended Ord. “A”, 2011)

D. INTENSITY OF USE REGULATIONS:

1. Minimum Lot Area: 10,000 square feet.

2. Minimum Lot Width: 100 feet.

E. HEIGHT REGULATIONS:

1. Maximum structure height: 45 feet within 150 feet of a residential district; 75

feet when more than 150 feet from a residential district, except grain elevators shall have no height limitation.

F. YARD REGULATIONS:

1. Front Yard: No front yard shall be required for uses permitted in this district

except as required for arterial and collector streets in Article 6.

2. Side Yard: No side yard shall be required for uses in this district except where

such use abuts a residential district zone, in which case there shall be required

15 feet of side yard on the side of the lot which abuts the residential district.

3. Rear Yard: No rear yard shall be required in this district except where such rear

yard abuts a residential zone, in which case there shall be required 15 feet of

rear yard.

G. USE LIMITATIONS:

1. All operations and activities shall be conducted within a building or buildings,

however, storage may be maintained outside said building or buildings provided

said storage area is properly screened from adjacent streets and residential

areas.

2. A solid or semi-solid fence or wall of at least six (6) feet, but not more than eight

(8) feet high, and having a density of not less than seventy (70) percent per

square foot, shall be provided adjacent to an adjoining residential district unless

the adjacent residential district and the industrial district are separated by a

street right-of-way. Said fence or wall shall be maintained in good condition by

the owner or owners of the property in the "I-D" (Industrial District).

3. No building shall be used for residential purposes except that a watchman may

reside on the premises within the principal building.