

ZONING ORDINANCE FOR THE CITY OF RICHLAND CENTER

CHAPTER 409

SPECIFIC REGULATIONS AFFECTING LANDS IN AN “IND” INDUSTRIAL DISTRICT

409.01 APPLICABILITY OF CHAPTER 400 TO AN "IND" INDUSTRIAL DISTRICT. All of the provisions of Chapter 400 of the Zoning Ordinance of the City of Richland Center apply to lands in an "IND" Industrial District except where the provisions of this Chapter are inconsistent with the provisions of Chapter 400, in which case the provisions of this Chapter shall be deemed controlling.

409.02 PERMITTED USES IN AN "IND" INDUSTRIAL DISTRICT. The following uses are permitted in an "IND" Industrial District:

(1) Any non-residential use which is either a permitted use or a conditional use in a "C-1" District, except off-premises sign or billboard.

(2) Any use which is a permitted use in an "IP" District, subject to all regulations applicable to such use in an "IP" District.

(3) The manufacturing, compounding, assembly, packaging, treatment, or storage of the following products or materials not likely to meet all of the performance standards outlined in Section 479.15.

1. Brewing.
2. Brick manufacturing.
3. Cement and/or concrete manufacturing.
4. Ceramic product manufacturing.
5. Coal or tar asphalt distillation.
6. Commercial stockyards, slaughtering of animals and/or meat packing.
7. Contractor's storage yard.
8. Crude oil, gasoline, or other liquid storage tanks.
9. Distillation of bones.
10. Flour, feed and/or grain milling.
11. Glass manufacturing.
12. Glue, gypsum and/or plaster manufacturing.
13. Kiln drying.
14. Lime manufacturing.
15. Metal casting, converting, fabrication, polishing and/or plating.
16. Mill working.

17. Motor fuel stations subject to the requirements of this Chapter.
18. Open sales lots.
19. Paint and/or pigment manufacturing.
20. Plastic manufacturing, molding or processing.
21. Rendering works.
22. Rubber and rubber product manufacturing.
23. Sawmill.
24. Stone cutting.
25. Textile manufacturing and/or dyeing.
26. Vinegar works.
27. Wood processing and the manufacture of products from wood.

(4) Storage warehouse. **[Added by Ord 2008-1]**

(5) Distribution warehouse. **[Added by Ord 2008-1]**

(6) Public garage. **[Added by Ord 2008-1]**

(7) Storage garage. **[Added by Ord 2008-1]**

409.03 PERMITTED ACCESSORY USES IN AN "IND" INDUSTRIAL DISTRICT.

All accessory uses are permitted in an "IND" District.

409.04 CONDITIONAL USES IN AN "IND" INDUSTRIAL DISTRICT. None of the following uses shall be permitted in an "IND" Industrial District except with a Conditional Use Permit:

(1) On-premises signs as regulated by this Chapter or by any other ordinance or Chapter dealing with the regulation of signs.

(2) Acid and/or storage battery manufacturing.

(3) Auto wrecking, junk yard, used auto parts stored in the open and similar uses.

(3a) Creamery, cheesemaking or other processing of dairy products. **[Added by Ord 2000-8]**

(4) Creosote plant.

(5) Storage, utilization, or manufacture of materials or products capable of rapid decomposition by detonation, including but not limited to TNT, dynamite and similar nitrates and other substances commonly used as explosives or as projectile propellants.

(6) Incineration or reduction of waste material other than customarily incidental to a principal use.

(7) Kilns or other heat processes fired by combustion or by any means other than electricity or solar energy.

(8) Manufacture and/or compounding of poison, fertilizer, fuel briquettes.

(9) Open storage as the primary or secondary use.

(10) Paper mill.

(11) Refuse and garbage disposal.

(12) Any use abutting or across the street from any lot not included in an "I-1" or "I-2" District, unless such use is a permitted use in the zoning District of such abutting lot.

(13) Any activity which emits smoke darker than shade No. 3 on the Ringelmann Chart.

(14) Any use which utilizes any radioactive materials.

(15) Outdoor amusement facility.

409.05 BUILDING HEIGHT, SETBACK, LOT WIDTH AND OTHER YARD REQUIREMENTS IN AN "IND" INDUSTRIAL DISTRICT.

(1) BUILDING HEIGHT: No structure or building shall exceed a height of six (6) stories nor more than seventy-five (75) feet in height except as provided for in paragraph 400.09 (2) of this Zoning Ordinance.

(2) SIDE YARD: A side yard which abuts a public street shall be not less than fifteen (15) feet.

(3) SET BACK FROM STREET: The nearest point of any structure to such right-of-way line shall be set back not less than fifteen (15) feet from the right-of-way line of any public street.

(4) TRAFFIC VISIBILITY TRIANGLE: No fences, structures, trees, bushes, other plantings or other objects other than lawn grass, sidewalks or city utility system components or street signs, traffic signs or other signs installed by the city shall be permitted, placed or maintained within any area of a lot or boulevard abutting intersecting streets within the triangular area described as follows:

A triangle, the sides of which are determined by measuring to points 33 feet along the curb lines of each of the two intersecting streets from the point of intersection of the lines of the two curbs, and the base of which is a line connecting such two points. The measurement of a curb line shall be made at the top edge of the curb where the back of the concrete curb meets the boulevard. For purposes of such measurement, where the area of the curb intersection is rounded or set back to enable handicapped access to the sidewalks, the curb lines shall be extended to the point where the extended lines intersect. Where there is no curb installed, the measurement shall be made along the edge or edges of the paved street roadway(s) closest to the lot line of the abutting property. **[From 400.04 (7)(a)]**

In the case of any lot or subdivision abutting a state trunk highway, the setback and traffic visibility requirements set forth in the Wisconsin Statutes and/or Wisconsin Administrative Code shall apply, provided that such requirements require a traffic visibility triangle not smaller than required above.

(5) DISTANCE OF DETACHED ACCESSORY BUILDINGS FROM LOT LINES: No detached accessory structure shall be located closer than the following distances from the indicated lot lines of the lot or parcel upon which it is erected:

(a) No portion of the foundation or wall shall be located less than three feet (3') from the rear lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than one and one-half (1.5) feet from the rear lot line.

(b) Where the entire accessory building is located within a rear yard, no portion of the foundation or wall shall be located less than three feet (3') from the side lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than one and one-half (1.5) feet from the side lot line.

(c) Where any portion of such accessory building is located in a side yard, no portion of the foundation or wall shall be located less than eight feet (8') from the side lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than six and one-half (6.5) feet from the side lot line.

(d) Notwithstanding the foregoing, where such side or rear lot line abuts a street, the accessory building shall be subject to the same setback requirements from such street as apply to a primary structure.

(e) Additional limitations on detached accessory buildings set forth in sec. 400.04 (5) are applicable in this district.

409.06 PERFORMANCE STANDARDS APPLICABLE TO AN "IND" INDUSTRIAL DISTRICT.

(1) Applicability of General Performance Standards. All general performance standards made applicable by subchapter 400.07 shall apply to all uses in "IND" Industrial Districts.

(2) Specific Standards Applicable to "IND" Industrial Districts. In addition to the general performance standards set forth in subchapter 400.07, no use in any "IND" Industrial District shall fail to comply with the following performance standards:

(a) Vibration. No use in any Industrial District shall produce, cause or generate any vibration discernible beyond the property line of the property upon which the use is being carried out to the human sense of feeling for three minutes or more duration in any one hour and any vibration producing an acceleration of more than 0.1 grains or resulting in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, United States Bureau of Mines Bulletin No. 442, "Seismic Effects of Quarry Blasting," on any structure.

(b) Screening. Any industrial use on a lot abutting an "R" District shall provide and maintain a wall fence or planting so as to screen and reduce the noise and dust between the two uses and to inhibit eye level vision between the residential and industrial areas.

(c) Glare and Heat. Any industrial use or operation producing intense glare or heat shall be performed within an enclosure so as not to be perceptible at the property line.

(d) Noise. No use shall be carried on in any manner which produces noise perceptible at any lot line of the lot on which the use is conducted at a level which at any time exceeds fifty (50) decibels, measured at any point on or outside the lot line.

(e) Industrial Waste Material. Industrial waste material shall not be washed or allowed to run off into the public streets, into any public storm sewer system, nor into the sanitary sewer system without first having received approval from the City Council. If said approval is not granted, a method of disposal shall be devised which will not require additional land for continued operation and will not cause a detrimental effect to the adjacent land. Should the industrial waste be of a solid form rather than fluid, the storage area shall be so located and fenced as to be removed from public view, and a maximum amount of accumulation determined along with a satisfactory method of disposal. Any violation of applicable Wisconsin Statute or duly promulgated administrative rule of the Wisconsin Department of Natural Resources in regard to the storage or disposal of industrial waste material shall also constitute a violation of this Zoning Ordinance.