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DIVISION 13. - INDUSTRIAL PARK-HEAVY INDUSTRY (I-4) ZONING DISTRICT

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Sec. 50-647. - Purpose.

The industrial park-heavy industry (I-4) zoning district is one of three zoning districts located within the village industrial park and is designed primarily to accommodate light and heavy industrial uses.

(Comp. Ords. 2000, § 17.15(1))

Sec. 50-648. - General requirements.

The following general requirements shall apply in the industrial park-heavy industry (I-4) zoning district:

- (1) *Enclosed buildings.* Except for permitted off-street parking and loading, and except as specifically allowed as a conditional use in accordance with the regulations specified in division 9 of article II of this chapter, all business, servicing, processing, sales and storage shall be conducted within completely enclosed buildings.
- (2) *Land use controls.* All development shall comply with the requirements set forth in the village industrial park land use controls.
- (3) *Plan review.* No building or any improvement shall be erected, placed or altered on any building site in the Industrial Park-Heavy Industry (I-4) zoning district until the plans for such building or improvement, including the site plan, landscape plan, building plan and specifications, have been submitted for approval to the plan commission. The plan commission shall approve or disapprove such plans with respect to conformity with the village industrial park land use controls and other applicable codes and ordinances of the village, and with respect to harmony of external design and land use as it affects property within and adjacent to the industrial park.

(Comp. Ords. 2000, § 17.15(2); Ord. No. 2011-1, § 3, 1-10-2011)

Sec. 50-649. - Uses.

The following uses are allowed in the industrial park-heavy industry (I-4) zoning district. All other uses not specifically listed are prohibited:

- (1) *Permitted uses.* The following uses are permitted in the industrial park-heavy industry (I-4) zoning district:
 - a. All permitted uses allowed in the industrial park-light industry (I-3) zoning district as specified in section 50-625(1).
 - b. Abrasive manufacturing.
 - c. Asphalt products manufacturing.
 - d. Boot and shoe manufacturing.
 - e. Bottling companies.
 - f. Brick and masonry products manufacturing.
 - g. Carpet and flooring manufacturing.
 - h. Cartage facilities.
 - i. Electroplating facilities.
 - j. Fabric manufacturing.
 - k. Food manufacturing, processing and packaging (excluding meat packing).
 - l. Freight terminals.
 - m. Fur processing plants.
 - n. Furniture manufacturing and upholstery.
 - o. Grain storage and processing.
 - p. Graphite products manufacturing.
 - q. Leather tanning and processing.
 - r. Machinery manufacturing.
 - s. Metal stamping.
 - t. Metal products manufacturing.
 - u. Rope, cord and twine manufacturing.
 - v. Rubber manufacturing and processing.
 - w. Steel manufacturing.
 - x. Stone products manufacturing.
 - y. Transportation equipment manufacturing.
 - z. Wearing apparel manufacturing.
 - aa. Woodworking and wood products manufacturing.
- (2) *Conditional uses.* Subject to the regulations specified in division 9 of article II of this chapter, the following are conditional uses in the industrial park-heavy industry (I-4) zoning district:
 - a. Outside business, servicing, processing, manufacturing operations or storage (any use or activity, other than off-street parking and loading, not conducted within completely enclosed buildings).
 - b. Chemical manufacturing and processing.
 - c. Concrete products manufacturing and mixing plants.
 - d. Cosmetic production.
 - e. Feed mills (including feed and seed sales outlets).
 - f. Foundries and forge plants.

- g. Meat packing.
- h. Paint products manufacturing.
- i. Petroleum products manufacturing, processing and storage.
- j. Plastic and plastic products manufacturing.
- k. Railroad facilities.
- l. Other manufacturing, assembling, processing, storage, business or commercial uses determined by the village plan commission to be of the same general character as the uses permitted in subsection (1) of this section which are not obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic matter, noxious matter, glare or heat.
- m. Miniwarehouses (self-service storage facilities).

(Comp. Ords. 2000, § 17.15(3); Ord. No. 2005-27, § 3, 10-24-2005)

Sec. 50-650. - Lot size and density regulations.

Lots in the industrial park-heavy industry (I-4) zoning district shall have an area of at least 20,000 square feet per business establishment and a width of at least 100 feet.

(Comp. Ords. 2000, § 17.15(4))

Sec. 50-651. - Setback regulations.

Unless otherwise regulated in article V of this chapter, and unless otherwise specifically shown on a recorded subdivision plat or certified survey map, the setback regulations for lots in the industrial park-heavy industry (I-4) zoning district shall be the same as the setback regulations for lots in the industrial park-business (I-2) zoning district specified in section 50-600.

(Comp. Ords. 2000, § 17.15(5))

Sec. 50-652. - Building height regulations.

Except as provided in division 3 of article V of this chapter, buildings and structures in the industrial park-heavy industry (I-4) zoning district shall not exceed 80 feet in height.

(Comp. Ords. 2000, § 17.15(6); Ord. No. 2006-04, § 15, 1-23-2006)

Sec. 50-653. - Floor area ratio regulations.

The floor area ratio in the industrial park-heavy industry (I-4) zoning district shall not exceed two.

(Comp. Ords. 2000, § 17.15(7))

Secs. 50-654—50-679. - Reserved.

Sec. 50-600. - Setback regulations.

Unless otherwise regulated in article V of this chapter, and unless otherwise specifically shown on a recorded subdivision plat or certified survey map, the following minimum setback regulations shall apply to all lots in the industrial park-business (I-2) zoning district:

- (1) Front and corner side yard: 35 feet.
- (2) Interior side yard: ten feet.
- (3) Rear yard: 17 feet.

(Comp. Ords. 2000, § 17.13(5))