

I-1 GENERAL INDUSTRIAL

The I-1 General Industrial District is not confined to any one neighborhood but is designed to accommodate those industrial activities which, by their character, should be relatively remote from residential and business development and found not to be obnoxious, unhealthful or offensive by reason of the potential emission and transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, or glare or heat. Businesses may range from small in scale to large in size.

Industrial Business land uses should be avoided in productive, agricultural soil areas and in floodplains, wetlands, and other environmentally sensitive lands. They should not adversely impact adjacent land uses. Density should be controlled in order to decrease the need for sewer and water. Location should be emphasized on the main travel corridors of the town in order to take advantage of existing traffic patterns and to maintain the high quality/ physical conditions of the town roads.

A. GENERAL REQUIREMENTS

Uses permitted in I-1 General Industrial are subject to the following conditions:

1. Dwelling units and rooming units are not permitted, except as the residence of the owner or operator of a business on the premises.
2. All business, servicing, or processing, within three hundred (300) feet of Residential or Agricultural Zones shall be conducted within completely enclosed buildings.
3. All storage within three hundred (300) feet of Residential or Agriculture Zones – except of motor vehicles in operable condition – shall be within completely enclosed buildings or effectively screened by shrubbery or a solid wall or fence (including solid entrance and exit gates) not less than six (6) feet nor more than eight (8) feet in height.

B. PERMITTED USES

1. Accessory uses, incidental to, and on the same lot as the principal use.
2. Bakeries.
3. Bedding manufacturing.
4. Bottling companies.
5. Boot and shoe manufacturing.
6. Brick and structural clay products manufacturing.
7. Building materials sales and storage.
8. Carpet manufacturing.
9. Cartage facilities.

10. Cloth products manufacturing.
11. Contractors, architects, and engineering offices, shops and yards.
12. Cosmetic production.
13. Dental clinics.
14. Electronic and scientific precision instrument manufacturing.
15. Electroplating.
16. Feed mills.
17. Feed and seed sales.
18. Freight terminals.
19. Glass products and production and sales.
20. Grain storage and processing.
21. Graphite products manufacturing.
22. Greenhouses, wholesale.
23. Laundries.
24. Light machinery products – appliances, business machines, etc.
25. Lithographing.
26. Lodges and offices of labor organizations.
27. Machine shop.
28. Mail order house.
29. Metal stamping.
30. Musical instruments manufacturing.
31. Orthopedic, and medical appliance manufacturing.
32. Outdoor furnace.
33. Paper products manufacturing.
34. Parking lots, other than accessory, and subject to the provision of **Off-Street Parking and Loading Requirements**.

35. Printing and publishing establishments.
36. Public utility and service uses.
37. Rope, cord, and twine manufacturing.
38. Rubber processing and manufacturing.
39. Sign manufacturing.
40. Sporting goods manufacturing.
41. Trade schools.
42. Warehouses.
43. Wastewater treatment plants, municipal.
44. Wearing apparel manufacturing.
45. Welding shop.
46. Woodworking and wood products.
47. Any use allowed in B-1 Community Business.

C. CONDITIONAL USES

1. Abrasive manufacturing.
2. Airports and commercial heliports, including aircraft landing fields, runways, flight strips, and flying schools, together with hangars, terminal buildings, and other auxiliary facilities.
3. Artificial lakes/ artificial ponds.
4. Asphalt plant.
5. Auto wrecking yard.
6. Cable television installations.
7. Earth excavation exclusive of artificial lakes.
8. Fire stations, police stations, post offices and other governmental facilities.
9. Food manufacture, packaging and processing.
10. Heavy machinery production.

11. Laboratories, research and testing.
12. Medical clinics.
13. Off-premise signs greater than three (300) square feet in size and less than five hundred one (501) square feet in size.
14. Other manufacturing, assembling, processing, storage, or commercial uses determined by the Plan Commission to be of the same general character as the uses permitted in Subsection A above.
15. Paint products manufacturing.
16. Petroleum products storage or processing.
17. Plastics manufacturing.
18. Steel manufacturing.
19. Telecommunication antennas and towers.
20. Wind energy system- Small.

D. LOT REQUIREMENTS

1. Area – one (1) acre minimum
2. Zoning lot frontage – one hundred (100) continuous feet minimum.

E. HEIGHT REGULATIONS

Principal structures – sixty (60) feet maximum, except as provided by **General Provisions**, Subsection E, Height Regulations.

F. BUILDING SETBACKS

1. Front yard, corner side yard, and rear yard, when it abuts on a street, shall have a setback in accordance with those prescribed in the Brown County Highway Setback Ordinance. However, in no case shall front yard or corner side yard be less than twenty-five (25) feet from the street right-of-way.
2. Side yard shall have a minimum setback of twenty-five (25) feet.
3. Rear yard when not abutting on a street shall have a minimum setback of twenty-five (25) feet.
4. Where a side or rear lot line in I-1 General Industrial coincides with a side or rear lot line in an adjacent Residential or Agricultural Zone, and a residential structure is located within one hundred (100) feet of I-1 General Industrial, a yard shall be provided along such side or rear lot line not

less than thirty (30) feet in depth and shall contain landscaping and planting suitable to provide an effective screen.

G. ACCESSORY BUILDINGS

All accessory buildings hereinafter constructed in I-1 General Industrial shall meet the districts requirements and those identified in **General Provisions**, Subsection C, Building and Uses.

H. PARKING

Parking shall conform to requirements as set forth in **Off-Street Parking and Loading Requirements**.

I. SIGNS

Signs shall be regulated as set forth in **Regulation of Signs**.

J. OTHER REQUIREMENTS

No use shall be established, maintained, or conducted in I-1 General Industrial that causes any of the following:

1. Dissemination of excessive noise, vibration, odor, dust, smoke, observation of gas or fumes, or other atmospheric pollutants beyond the boundaries of the immediate site of the building in which such use is conducted.
2. Hazard of fire or explosion or other physical hazard to any person, building or vegetation.
3. A harmful discharge of waste material.

K. ASPHALT PLANT REQUIREMENTS

1. Site plan approved by Glenmore Town Board.
2. The entire plant site area within property boundaries, including roadways, shall be paved.
3. Stack height shall be no less than sixty (60) feet above ground level or as regulated by DNR.
4. Plant operation hours as agreed upon by all parties involved.
5. The Town of Glenmore shall be notified of major changes in the asphalt plant operations. (Maintenance not included.) Major changes would then be required to be discussed at a Town Board meeting prior to implementation.
6. Hold harmless agreement.

7. Plant must meet all DNR requirements. If the Town of Glenmore conditions are more restrictive, then they shall apply.
8. All documents must be signed by applicant.
8. Prepare a Malfunction Prevention and Abatement Plan to address emergency response in case of uncontained spill causing potential contamination of the aquifer.
10. If asphalt plant is sold, new owners must come before the Town Board for a review and possible change of conditions.

L. ASPHALT PLANT SETBACKS

1. If abutting agricultural property line, setback shall be twenty-five (25) feet.
2. Any other dwellings setback shall be determined by the Glenmore Town Board under conditional use.
3. A minimum of one hundred (100) feet setback from road/street right of way.