

ARTICLE 15

INDUSTRIAL DISTRICTS (I-1 and I-2)

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SECTION 15-1 INTENT

15-101. It is the intent of the Industrial Districts to provide for areas of both light and heavy industrial uses and for other compatible uses.

SECTION 15-2 PERMITTED USES

15-201. In the Industrial Districts no building, land or premises shall be used and no building or structure shall be hereafter erected or altered unless otherwise provided for in these regulations, except as listed in Table 15-1.

Table 15-1

	Use	I-1	I-2
1.	Aircraft storage, equipment maintenance, sales and leasing, passenger and freight terminals.		✓
2.	Air conditioning-heating-plumbing contractors	✓	✓
3.	Airports and heliports	✓	✓
4.	Auction sales, excluding livestock	✓	✓
5.	Bottled gas, retail	✓	✓
6.	Bottling-canning soft drinks	✓	✓
7.	Building construction contracting	✓	✓
8.	Building materials, retail, including lumberyards	✓	✓

9.	Call / Customer service center	✓	✓
10.	Carpet-rug cleaning, repair	✓	✓
11.	Concrete ready-mix plants		✓
12.	Construction equipment	✓	✓
13.	Disinfecting-exterminating services	✓	✓
14.	Educational-scientific-research centers	✓	✓
15.	Electrical contractor services	✓	✓
16.	Electric generation plants		✓
17.	Electronics repair	✓	✓
18.	Equipment repair	✓	✓
19.	Farm machinery-equipment	✓	✓
20.	Farm supplies, including livestock feed		✓
21.	Food lockers-storage	✓	✓
22.	Foundries		✓
23.	Freight terminals, truck depots	✓	✓
24.	Furniture repair-upholstering	✓	✓
25.	Industrial laundry linen supplies	✓	✓
26.	Kennels	✓	✓
27.	Landscape contracting services, including lawn care	✓	✓
28.	Landscape nursery and garden supplies	✓	✓
29.	Machine shop, millwork and carpentry services	✓	✓
30.	Mail order house	✓	✓
31.	Manufactured housing and mobile home, retail	✓	✓
32.	Manufacturing and Fabrication	✓	✓
33.	Masonry-stonework-tile	✓	✓
34.	Meat Processing	✓(1)	✓
35.	Military administration and defense installations	✓	✓
36.	Monuments	✓	✓
37.	Motor vehicle body and repair shops	✓(2)	✓(2)
38.	Motor vehicle storage yards		✓(3)
39.	Outdoor advertising services	✓	✓
40.	Painting-wallpaper contractor services	✓	✓
41.	Photo finishing and engraving services	✓	✓
42.	Postal service	✓	✓
43.	Printing, commercial, including bookbinding and newspapers	✓	✓

44.	Railroad freight terminals, equipment yards and switching yards		✓
45.	Road maintenance yards	✓	✓
46.	Service stations	✓	✓
47.	Sewage treatment facilities		✓
48.	Telephone substations	✓	✓
49.	Telephone exchanges, electrical substations, cable T.V. or similar public utility	✓	✓
50.	Television and radio broadcasting studios	✓	✓
51.	Utility maintenance yards (electrical, gas, telephone, television and water)	✓	✓
52.	Veterinarian services, animal hospital	✓	✓
53.	Warehouses, storage units	✓(4)	✓(4)
54.	Water storage towers		✓
55.	Water treatment plants	✓	✓
56.	Water well drilling services	✓	✓
57.	Wholesale establishments	✓	✓

- (1) Only operations dealing with processed meats – no slaughtering.
- (2) All work shall be performed and all materials stored in an enclosed building. All motor vehicles determined by the zoning administrator 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 eighty (80) percent.
- (3) All motor vehicles determined by the zoning administrator to be a safety hazard or visual blight be screened from the public view, and access from adjacent arterial streets and all zoning districts other than industrial districts by solid or semisolid fence having a minimum height of six (6) feet and a visual density of no less than eighty (80) percent.
- (4) Except for storage of products of a highly explosive, combustible or volatile nature.

SECTION 15-3 CONDITIONAL USES

15-301. In the Industrial Districts the following uses are allowed upon the issuance of a Conditional Use Permit in accordance with the provisions of Article 26:

Table 15-2

Use		I-1	I-2
1.	Aircraft storage, equipment maintenance, sales and leasing, passenger and freight terminals.	✓	✓
2.	Asphalt plants		✓
3.	Composting plants. Mechanical composting plants are only permitted on tracts of land of one (1) acre or smaller area.	✓	✓
4.	Correctional facilities		✓
5.	Electric generation plants	✓	✓
6.	Farm supplies, including livestock feed	✓	✓
7.	Gas and petroleum drilling, field service, pressure control plants, production and refining plants and storage and distribution points.		✓
8.	Gravel, sand and stone quarrying		✓
9.	Industrial waste disposal	✓	✓
10.	Livestock, wholesale, stockyards		✓
11.	Manufacturing, fabrication or processing of products, chemicals, animal fat grains and oils, cement, explosives and operations not elsewhere listed, which may be noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor or smoke.		✓
12.	Outdoor Shooting Ranges, subject to the following: a. Outdoor shooting ranges shall not be permitted within a one-quarter-(1/4) mile of the exterior wall of a primary building of a residential or governmental use, as measured from the exterior fence line or berm of the shooting range. Outdoor shooting ranges shall not be permitted within one quarter (1/4) mile of the exterior wall of a commercial use. b. There shall be an administrative building on the subject property which shall, at a minimum, house offices for record-keeping, registering and checking-in patrons, and housing a security system. Owner shall maintain records on the name of each user, including date and time. Said administrative building shall have direct sight of all shooting areas at all times. c. A security system with a direct link to the 9-1-1 emergency dispatch center or similar agency that is approved by the Chief of Police shall be in operation at all times the shooting range is closed.	✓	✓

	<p>d. Ammunition and firearms for use or sale shall be kept locked at all times in a secured area within the administrative building. Only the owner or designee shall be permitted to keep a key and unlock the ammunition and firearm storage area.</p> <p>e. The shooting area or areas shall have front and side baffles and berms of sufficient materials, size and strength to prevent a bullet from leaving the shooting area. The baffles and berms shall be inspected by the Chief of Police and City Engineer or their designees, at least semiannually and upon the order of the Chief of Police to ensure the baffles and berms have maintained sufficient size and strength to prevent a bullet from leaving the shooting area. The shooting range shall be closed by order of the Chief of Police in the event, in his opinion, that the baffles and berms are not sufficient to reasonably prevent a bullet from leaving the shooting area until such time as the Chief of Police is satisfied that the baffles and berms have been repaired or replaced sufficient to prevent a bullet from leaving the shooting area.</p> <p>f. Owner shall post a sign a minimum of thirty-six inches (36") in height with all shooting range rules. Said rules shall be subject to the approval of the Chief of Police.</p> <p>g. Outdoor shooting range shall only be open to patrons between 7 a.m. and 10 p.m.</p> <p>h. A red flag shall be hoisted at a height sufficient to be seen from off of the property at all times that the range is in use.</p> <p>i. No caliber larger than a .22 rifle or .45 handgun shall be permitted. Armor-piercing, exploding and similar ammunition is expressly prohibited. The type of ammunition in use shall be subject to the approval of the Chief of Police.</p> <p>j. A berm with fence or fencing in a minimum height of six and a half feet (6.5') with security wire on top shall be erected around the entire exterior of the shooting range. Said fencing and security wire shall be maintained at all times.</p> <p>k. Use of the shooting range is hereby prohibited unless Owner or his designee is present.</p> <p>l. No Owner, employee or Owner's designee may work on the grounds of the shooting range if they are prohibited from possessing or handling a firearm pursuant to State and federal laws and regulations.</p>		
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	<p>Owner shall have a firearm check conducted by the City of Emporia Police Department or Lyon County Sheriff's Office on file that certifies the Owner or employee is permitted to possess or handle firearms.</p> <p>m. Subsequent owners shall not be permitted to operate until the Chief of Police inspects and approves the facility for operation.</p> <p>n. Owner shall maintain a current Certificate of Insurance in a minimum amount of one million dollars (\$1,000,000) per occurrence and umbrella coverage of two million dollars (\$2,000,000). The required Certificate of Insurance shall be filed with the Chief of Police, who shall maintain said records.</p> <p>o. Use and sale of alcoholic beverages on the subject property is expressly forbidden.</p>		
13.	Refuse incineration		✓
14.	<p>Salvage yards, subject to the following:</p> <p>a. Located upon a tract at least three hundred (300) feet from the boundary with property zoned for residential use.</p> <p>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 six and one-half (6-1/2) feet high. The fence or wall, having a visual density of at least eighty (80) percent shall be of uniform height, uniform texture and color, and shall be so maintained by the proprietor as to insure maximum safety to the public and obscure the junk from normal view of the public. The fence or wall shall be installed in such a manner as to retain all scrap, junk, or other material within the yard.</p> <p>c. No junk shall be loaded, unloaded, or otherwise placed either temporarily or permanently outside the enclosed building, fence, or wall, within the public right-of-way.</p> <p>d. Burning of paper, trash, junk, or other waste materials shall be permitted only after approval of the fire department. Permitted burning shall be done only during daylight hours.</p> <p>e. No junk, salvage, scrap or other materials shall be piled or stacked higher than the top of the required fence or wall.</p> <p>f. No salvage yard shall be located on or visible from an arterial or major street or highway.</p>		✓

15.	Solid waste disposal areas and transfer station		✓
16.	Telecommunication towers subject to the further requirements of Section 20-8	✓	✓
17.	Vocational schools	✓	✓
18.	Warehousing, storage and wholesaling of products of a highly explosive, combustible or volatile nature.		✓
19.	Water storage towers	✓	✓

SECTION 15-4 DEVELOPMENT STANDARDS

15-401.

- a. A building, structure or use, allowed in the I-1 or I-2 Districts, may occupy all that portion of a lot except for the area required for off-street parking, off-street, loading and unloading and their access roads and as otherwise required in this article and Article 24.
- b. When the required off-street parking and/or required loading and unloading will be provided within the building or structure, then the building or structure may cover the entire lot except as otherwise required in this article and Article 24.
- c. No retail sales or service shall be permitted except when incidental or accessory to a permitted use or except when specifically permitted pursuant to Section 15-2 or Section 15-3.
- d. No building shall be used for residential purposes, except a watchman may reside on the premises.
- e. Except where otherwise expressly prohibited by these regulations, in the I-1 or I-2 Districts, storage may be maintained outside provided the view of non-retail storage areas is screened from streets and residential areas by a solid or semi-solid fence, wall or evergreen hedge six (6) feet in height and having a visual density of at least eighty (80) percent.

SECTION 15-5 HEIGHT AND YARD REGULATIONS

15-501. a. Height:

- 1. When a building or structure is within one hundred fifty feet (150) of property within the R-1, R-2, R-3, EH-O, HO-O, ESU-O, MHS or MP districts said building or structure shall not exceed forty-five (45) feet in height.
- 2. When a building or structure is more than one hundred fifty (150) feet from a property within the R-1, R-2, R-3, EHR-O, HO-O, ESU, MHS or MP districts said building or structure shall not exceed one hundred fifty (150) feet in height.

3. All such buildings or structures shall be designed and constructed in compliance with applicable requirements of the building code and fire code of the City of Emporia.

b. Yard:

1. *Front Yards:* There shall be a front yard having a depth of not less than sixty (60) feet measured from the center line of the street, for all lots fronting on local streets. Lots fronting on arterial or collector streets shall comply with Article 24.
2. *Side Yards:* No side yard shall be required except where a use adjoins a residential district, in which case there shall be a required fifteen (15) feet of side yard.
3. *Rear Yards:* When the rear lot line adjoins an area which is not zoned for commercial or industrial use, except as otherwise provided in Article 15, there shall be a rear yard for buildings as follows:
 - (a) One and two-story buildings shall have a rear yard of twenty-five (25) feet or twenty (20) percent of the depth of the lot, whichever is the smaller.
 - (b) Three story or more buildings shall have a rear yard of not less than thirty (30) feet.

SECTION 15-6 SIGN REGULATIONS

15-601. Sign regulations for the Industrial Districts are set out in Article 27.

SECTION 15-7 PARKING REGULATIONS

15-701. Parking regulations for the Industrial Districts are set out in Article 22.

SECTION 15-8 LOADING AND UNLOADING REGULATIONS

15-801. Loading and unloading regulations for the Industrial Districts are set out in Article 23.

SECTION 15-9 SCREENING REQUIREMENTS

15-901. Screening requirements for the Industrial Districts are set out in Article 20.

SECTION 15-10 SITE PLANS

15-1001. Site plan approval may be required of industrial development prior to the issuance of a building permit. Requirements for such site plans and the procedure for site plan review and approval are set out in Article 28.