

17.39 | INDUSTRIAL DISTRICT

The Industrial District is created to provide for manufacturing, fabricating and other industrial uses in appropriate locations with appropriate standards.

(1) **PERMITTED USES.** In the Industrial District, buildings and land may be used for any purposes **except** the following:

- (a) Religious, educational, charitable and medical institutions and dwellings, whether on a permanent or transient basis, except that there may be a dwelling for the owner of a premises or for a caretaker employed on the premises.
- (b) Commercial uses other than those which are oriented to or derive a major portion of their business from nearby industrial uses.
- (c) Uses contrary to the laws of the State or ordinances adopted by the County.
- (d) Uses listed in sub. (2).

(2) **SPECIAL EXCEPTON USES.** Heavy industrial uses listed below shall be allowed in this district, only if the structure is located beyond 300' from any boundary of an R-1, R-2, R-3, A-2, or RR district and only upon issuance of a special exception permit.

- (a) Acid, ammonia, bleach, chlorine or soap manufacture.
- (b) Ammunition manufacture; explosive or fireworks manufacture or storage.
- (c) Asphalt, coal and coal tar or coke manufacture; asphalt and asphalt cement mixing plants; mineral extraction, Type II.
- (d) Automobile wrecking yards, junk yards.
- (e) Bones, distillation of.
- (f) Cannery.
- (g) Cement, lime, gypsum or plaster of paris manufacture; cement or concrete mixing plants.
- (h) Fat rendering.
- (i) Fertilizer manufacture.
- (j) Forge plant.
- (k) Garbage, rubbish, offal or animal reduction or dumping.
- (l) Gelatine, glue or size manufacture.
- (m) Flammable gases or liquids, refining or manufacture of; over-ground tank farms.
- (n) Slaughterhouse, stockyard.
- (o) Smelting
- (p) Any other industrial uses which are likely to produce noise, odor, glare, heat, radioactivity, electrical disturbances, vibration, fire and explosion hazards, air or water pollution, effects which will extend beyond the boundaries of the property.

(3) **DIMENSIONAL RULES AND OTHER STANDARDS.**

- (a) **LOT AREA.** For buildings or parts of buildings erected, moved, or structurally altered for residential use, the lot area regulations of sec. 17.32(3) shall apply; otherwise no minimum lot area shall be required.
- (b) **HEIGHT.** For buildings or parts of buildings hereafter erected, moved or structurally altered for residential use, the height regulations of sec. 17.32(3)(b) shall apply; buildings erected, moved or structurally altered for any other purpose shall not exceed 50' in height. See also sec. 17.14.
- (c) **SIDE YARDS.** Side yards shall be 10' in width, except that any side yard that abuts a residential district shall be not less than 25' wide.
- (d) **REAR YARDS.** There shall be a rear yard of not less than 12' in depth, except that:
 - 1. Such rear yard shall be increased in depth by 3' for each additional 5' by which the principal building of the lot exceeds 35' in height.

2. Such rear yard which abuts a residence district, shall not be less than 25' in depth, and no automobile parking lot, stock pile, waste or salvage pile, equipment storage yard or other accumulation of material or equipment in the open, shall be stored or placed in such rear yard, except that, loading platforms may be established in a rear yard if it abuts on a railroad.
- (e) Cross-referenced Standards. Mineral extractions. See sec. 17.31(3)(b).