

SECTION 15. "GI", GENERAL INDUSTRIAL DISTRICT

Subsection 1: Purpose. The purpose of this district is to allow industrial uses that have a greater impact on surrounding property than those uses allowed in the limited industrial district and to prohibit certain industrial uses that have impacts that are not compatible with surrounding properties in Dundas.

Subsection 2: Permitted uses. Permitted uses in the "GI" District include:

- (A) All uses permitted in the LI District.
- (B) Manufacturing, bulk handling and storage, processing, packaging or assembly of products and materials such as stone, brick, glass, lime, gypsum, plaster of paris, glue, size, cloth, batteries (wet cell), ceramic products, plastics, rubber products, grain, agricultural products, , feed, food, flour, and paint (pigment manufacturing). Industrial activities such as mill working, metal polishing and plating, foundry, vinegar distillation, grain milling, cement production and all other similar uses as determined by the City's zoning officer.
- (C) Agricultural uses limited to raising of crops and forestry.
- (D) Adult uses as defined and controlled in Section 1101.053 of this code.
- (E) Commercial truck storage and parking
- (F) Bulk storage plants and establishments (see the limitation on storage of liquids under conditional use permits below);
- (G) Cartage and express facilities.
- (H) Building materials sales.
- (I) Transportation terminals.
- (J) Industrial, compounding, assembly, packaging, treatment, or storage of products and materials except waste.

Subsection 3. Accessory uses. Permitted accessory uses in an "GI" District are those incidental repair, retail trade, processing, or storage facilities necessary to conduct a permitted principal use.

- (A) Buildings and structures for a use accessory to the principal use
- (B) Off-street loading.
- (C) Off-street parking, but not including semi-trailer trucks.
- (D) Semi-truck parking.

- (E) Retail sales of products manufactured on the site shall be allowed as an accessory use. A maximum of 20 percent of the floor area of the space occupied by the manufacturing company may be used for retail sales purposes.

Subsection 4. Conditional Uses.

- (A) Conditional uses in this district are subject to the following requirements:

- (1) A conditional use permit is applied for based on procedures set forth in section 15 of this ordinance.
- (2) Screening and landscaping in compliance with section 4, subsection 14 of this code shall be required.
- (3) Off-street parking is provided in compliance with section 4 of this ordinance.

- ¹³ (B) Conditional uses in this district include:

- (1) All permitted industries listed above which have outside or open storage of parts, products, or fuels.
- (2) Buildings or structures exceeding thirty-five (35) feet in height.
- (3) Advertising signs (subject to the sign ordinance).
- (4) Bulk storage of more than one thousand (1,000) gallons of fuel, fertilizer, agricultural chemicals, or agricultural products.
- (5) Refuse transfer stations.
- (6) Creameries.

Subsection 5. Prohibited uses. The following uses (or essentially similar uses as determined by the City Council) shall be prohibited in the GI District:

- (A) Junkyards.
- (B) Manufacture of explosives.
- (C) Petroleum or ethanol refineries.
- (D) Asphalt plants.
- (E) Landfills of products other than filling or grading of land with totally buildable materials to prepare land for development.
- (F) Sludge disposal.
- (G) Permanent or temporary storage of hazardous waste as a principal use.
- (H) Acid manufacturing.

- (I) Creosote treatment or manufacture.
- (J) Rendering plants.
- (K) Meat packing.
- (L) Incinerators of toxic or medical waste.

¹¹ Subsection 6. Performance standards. The following minimum requirements shall be observed in a GI District:

- (A) Lot area: One (1) acre.
- (B) Lot width: Two hundred (200) feet.
- (C) Setbacks:
 - (1) Front Yards: Not less than thirty-five (35) feet, except when across the street from residentially zoned property. In such cases, the setback shall be one hundred (100) feet. The setback shall contain a berm with trees and shrubs to provide a buffer between the industrial and residential use. In the case of corner lots, two front yards will be required.
 - (2) Side Yards: Not less than ten (10) feet on each side nor less than thirty-five (35) feet when abutting a public right-of-way. A setback of one hundred (100) feet shall be required when an industrial district abuts a residential district. The setback shall contain a berm with trees and shrubs to provide a buffer between the industrial and residential use. In the case of corner lots, two front yards will be required.
 - (3) Rear yards: Not less than thirty (30) feet.
- (D) Height: Thirty-five (35) feet, unless a greater height is authorized by conditional use permit.
- (E) Water Usage: No use may consume more than 1,300 gallons of water per acre per day, or as prorated for developments of less than one acre, without specific authorization of the City Council.
- (F) Sewer discharge: If the proposed use requires any sanitary sewer discharge for industrial (non-human) waste, a sewer discharge plan must be submitted to the City for evaluation and approval. Industrial sewer discharge may require pre-treatment, for reduction of BOD, suspended solids, or other minerals or materials, at the industrial site, before discharge into the Dundas/Northfield sanitary sewer system.
- (G) Outside storage of materials: Outside storage areas are permitted in:
 - (1) Side yards not adjacent to or across the street from residential districts.
 - (2) Rear yard except within fifty (50) feet of residential property.

(3) Open storage areas shall be screened by walls of buildings or a screening fence compatible with the principle building and surrounding land uses. The fence will be at least six (6) feet high and one hundred (100) percent opaque. Gates will be of the same height and opaqueness as the fence. The height of the fence will be increased to a height approved by the planning commission, to screen materials of greater height from non-industrial land uses and adjoining public streets. Fire lanes shall be maintained as determined by the fire department.

(4) Outside storage is not permitted between building and street right-of-way.

¹³ Subsection 7. Interim Uses. The following are interim uses in a GI District and require an interim use permit based upon procedures set forth in and regulated by Section 20, Subsection 7 of this Chapter:

(A) Interim uses in this district include:

(1) Mining and extraction.