

Chapter 23.44

INDUSTRIAL PARK DISTRICT

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23.44.010 Purpose. The IP industrial park district is designed to provide a protective zone for a park-like development of manufacturing and related convenient or necessary activities that contribute substantially to the employment opportunities available in the community. These regulations have been established so as to provide a healthful operating environment for industries that do not create appreciable nuisances or hazards; for the protection of industry from the encroachment of commercial and residential uses adverse to the operation and expansion of such industry; and to protect industries within the district from the hazards, nuisances and adverse effect of other incompatible industries. (Ord. 61-4420 §1(part), 1979.)

23.44.020 Permitted uses. (a) Uses permitted in the IP district are subject to the following conditions:

- (1) All production, servicing, or processing shall be conducted within completely enclosed buildings.
- (2) All outside storage shall be visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen six to eight feet in vertical height but need not be opaque beyond the eight-foot point. Outdoor storage shall include parking of motor vehicles, with the exception of passenger vehicles, semi-truck trailers and truck tractors. No storage shall be permitted in a required front yard or corner side yard.

(b) The following uses are permitted in the IP district:

- (1) Adult-oriented establishment, provided that both of the following criteria can be met by the proposed use:
 - (A) Any customer entrance to the business shall not be located within five hundred feet, as measured in a straight line, of a residence zoning district boundary located within the city of Wausau or within five hundred feet of the city limits, and
 - (B) Any customer entrance to the business shall not be located within one thousand feet, as measured in a straight line, of any customer entrance to any existing adult-oriented establishment;
- (2) Bakeries;
- (3) Bedding manufacturing;
- (4) Boot and shoe manufacturing;
- (5) Carpet manufacturing;
- (6) Cloth products manufacturing;
- (7) Contractors', architects', and engineers' offices, shops, and yards;
- (8) Cosmetics production;
- (9) Dairy products manufacturing;
- (10) Electric and scientific precision instruments manufacturing;
- (11) Fur processing;
- (12) Glass products manufacturing;
- (13) Insulating materials manufacturing;
- (14) Laboratories, research and testing;
- (15) Laundries, not including self-service;
- (16) Light machinery production, appliances, business machines, etc.;
- (17) Lithographing;
- (18) Musical instruments manufacturing;

- (19) Offices for manufacturing or warehousing operations;
- (20) Orthopedic and medical appliance manufacturing;
- (21) Pottery and ceramics manufacturing;
- (22) Printing and publishing;
- (23) Public utility and service uses;
- (24) Radio and television stations and towers;
- (25) Rope, cord, and twine manufacturing;
- (26) Signs, as regulated under this title;
- (27) Sporting goods manufacturing;
- (28) Temporary buildings for construction purposes, for a period not to exceed the duration of the construction;
- (29) Warehousing, distribution and wholesale trade facilities;
- (30) Wearing apparel manufacturing;
- (31) Weighing stations, operated by the state;
- (32) Accessory uses, incidental to, and on the same lot as the principal use.

(Ord. 61-5053 §3, 1999; Ord. 61-4812 §1(part), 1993; Ord. 61-4803 §1(part), 1993; Ord. 61-4420 §1(part), 1979.)

23.44.030 Conditional uses. (a) Other manufacturing, assembly, processing, research, testing, repair or commercial uses determined by the plan commission to be consistent with the purpose of the IP district or of the same general character as the uses permitted in section 23.44.020 and found not to be obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare or heat, or fire or explosive hazard may be allowed in the IP district subject to the provisions of Chapter 23.60 and sections 23.72.010 through 23.72.080.

(b) Demolition and construction material disposal site.

(c) Animal hospitals and indoor kennels. (Ord. 61-5228 §1, 2004, Council File No. 04-0416; Ord. 61-4812 §1(part), 1993; Ord. 61-4637 §7, 1988.)

23.44.040 Front yard. Front yards shall not be less than fifty feet. (Ord. 61-4420 §1(part), 1979.)

23.44.050 Corner side yard. A corner side yard of not less than thirty feet in depth shall be provided in every instance where the side property line is adjacent to a public street. (Ord. 61-4420 §1(part), 1979.)

23.44.060 Rear and side yards. A rear yard and a side yard(s) of not less than twenty-five feet in depth from the property line. (Ord. 61-4420 §1(part), 1979.)

23.44.070 Transitional yards. Where a side or rear lot line in the IP district coincides with a side or rear lot line in an adjacent residence or business district, a yard of not less than fifty feet in depth shall be provided along the side or rear lot line on the industrial lot. (Ord. 61-4420 §1(part), 1979.)

23.44.080 Building height limit. Within the lot lines, the height of buildings may not exceed the horizontal distance from the nearest lot line. (Ord. 61-4420 §1(part), 1979.)

23.44.090 Lot coverage. Not more than fifty percent of the area of a lot may be covered by buildings, including accessory buildings. (Ord. 61-4420 §1(part), 1979.)

23.44.100 Off-street parking. Off-street parking facilities shall be provided which are sufficient to meet the needs of all persons associated with the use of the property. The minimum standard shall be one off-street parking space for each two main shift employees. Passenger vehicles may be parked anywhere on the premises including the required front yard or corner side yard. Other motor vehicles, including semi-trucks, semi-truck trailers and tractors shall not be parked in the required front yard or corner side yard.

Any semi-trailers located anywhere on the premises shall be in usable condition for transporting goods and materials. Semi-trailers shall not be positioned, improved or otherwise modified to be used for office space, long-term storage or other non-transportation related purposes. (Ord. 61-4803 §1(part), 1993; Ord. 61-4420 §1(part), 1979.)

23.44.110 Off-street loading. Off-street loading berths shall be provided for all buildings in accordance with the following schedule:

<u>Gross Floor Area of Establishments in Thousands of Square Feet</u>	<u>Required Number and Size of Berths</u>
5 to 10	1 — (12 ft. x 30 ft.)
10 to 25	2 — (12 ft. x 30 ft. each)
15 to 40	3 — (12 ft. x 55 ft. each)
40 to 100	4 — (12 ft. x 55 ft. each)

(Ord. 61-4420 §1(part), 1979.)

23.44.120 Signs. (a) Only identifying signs showing the name and/or insignia, products or services of the company using the site shall be visible from a street.

(b) Signs shall be set back a minimum of twenty feet from lot lines except those signs necessary for traffic control, directional or safety purposes.

(c) The total gross area in square feet of all identifying signs on a lot shall not exceed the lineal feet of frontage of the lot.

(d) No sign shall extend above the roof line of the building to which it is attached or near which it is placed. (Ord. 61-4420 §1(part), 1979.)

23.44.130 Landscaping. (a) Not less than ten percent of the net lot area shall be landscaped and maintained in an aesthetically attractive manner. Landscaping means decorative plazas, pools, or the planting of grass, shrubs, or trees or other comparable surface cover.

(b) Undeveloped areas of the lot shall be maintained in a weed-free condition. (Ord. 61-4420 §1(part), 1979.)

23.44.140 Driveways. (a) Within a public right-of-way, driveways shall not be wider than fifty feet.

(b) The minimum distance between driveways providing access to the same lot shall be fifty feet.

(c) A driveway shall not be located closer than fifteen feet to an adjacent property line at the point where the driveway enters a public right-of-way.

(d) When any person wishes to have more than two driveways providing access to the same lot, permission must be obtained from the common council, except where property is located on a corner lot, in which case three driveways are permitted, one driveway for one street and two driveways for the other street.

- (e) Driveways shall be surfaced with asphaltic concrete, portland cement or any other material or combination of materials that will provide a hard, durable, and dust-free surface.
- (f) Drainage culverts shall be installed where necessary. (Ord. 61-4420 §1(part), 1979.)