



Northern States Power Company owns this small parcel

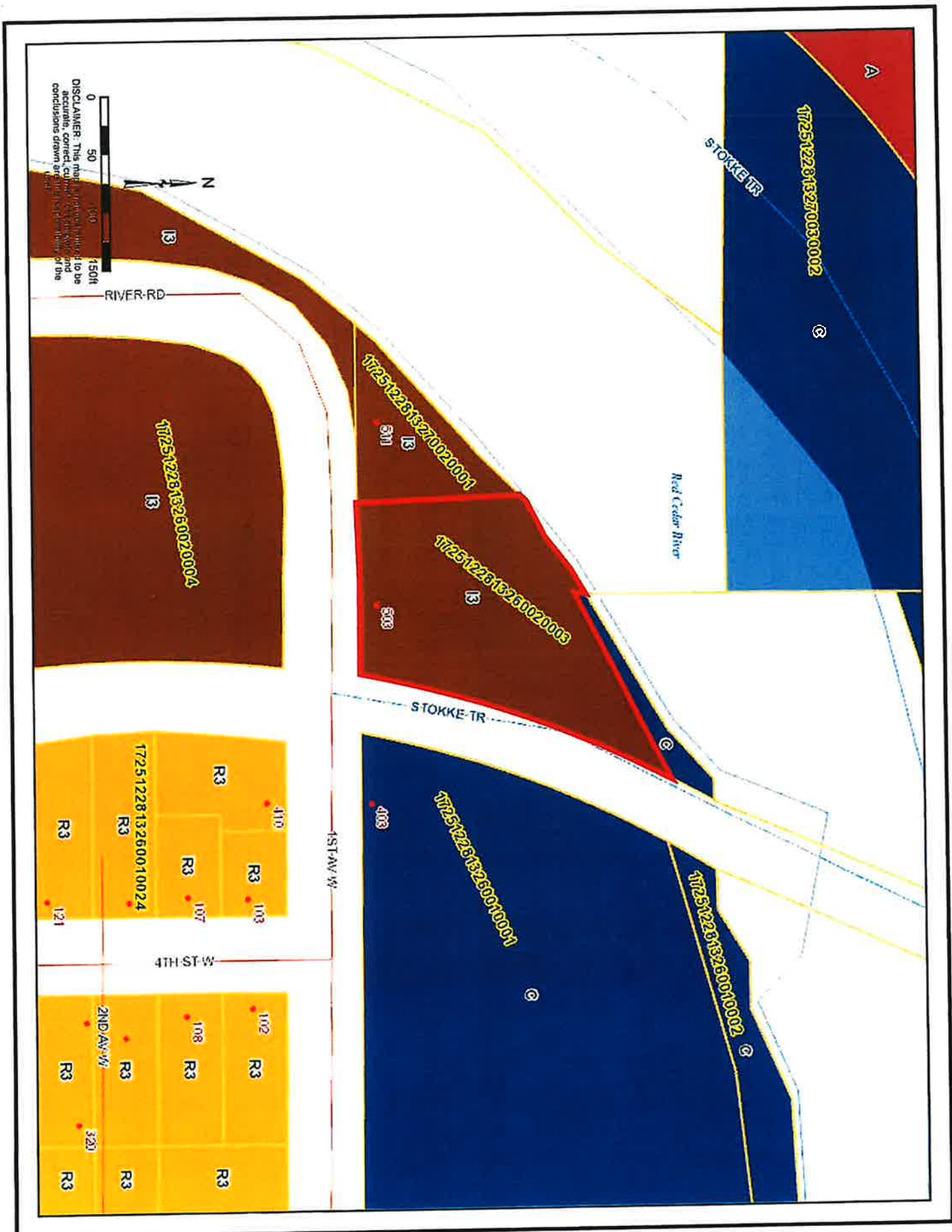
Red Cedar River

105' of Approx. Water Frontage

1ST AVE W

4TH ST W





## I-3 GENERAL INDUSTRIAL DISTRICT

### SECTION:

#### **10-16-1: Uses**

#### **10-16-2: Height, Yards, Area And Other Requirements**

#### **10-16-1: USES:**

In the general industrial district, unless otherwise provided in this title, buildings or land may be used for any purpose except the following:



Any of the following uses unless the location of such use has been approved in writing by the board of appeals after investigation and public hearing. In approving or disapproving proposed locations for uses under this section the board shall give due consideration to the character and suitability for development of the neighborhood in which any such use is proposed to be located, and shall also base its decision on such evidence as may be presented to the board regarding those attributes of the proposed use, such as increased traffic on the public streets, heavy vehicular traffic and the emission of noise, smoke, dust or dirt, odorous or noxious gases and the like, that would be detrimental to such character and such suitability for development:

- A. Acid, ammonia, bleach, chlorine or soap manufacture.
- B. Ammunition manufacture; explosives or fireworks manufacture or storage.
- C. Asphalt, coal and coal tar or coke manufacture.
- D. Automobile wrecking yard; junkyard.
- E. Bones or wood, distillation of.
- F. Cement, lime, gypsum or plaster of Paris manufacture.
- G. Fat rendering.
- H. Fertilizer manufacture.
- I. Forge plant.
- J. Garbage, rubbish, offal or dead animal reduction or dumping.
- K. Gelatine, glue or size manufacture.
- L. Inflammable gases or liquids, refining or manufacture of; overground tank farms.
- M. Slaughterhouse, stockyard.
- N. Smelting.

Residential, educational or institutional uses.

Uses in conflict with any laws of the state of Wisconsin or any ordinances of the city governing nuisances. (1975 Code Ch. 18 § XIV)

#### **10-16-2: HEIGHT, YARDS, AREA AND OTHER REQUIREMENTS:**

In the general industrial district, the height of buildings, minimum dimensions of yards, vision clearance, off street parking and other requirements shall be as follows for all buildings hereafter erected, converted in use, enlarged, moved or structurally altered:



A. Height: Seventy five feet (75') or three (3) stories, whichever is least.

B. Front Yard Setback: There shall be a front yard setback of fifty feet (50').

C. Side Yard Setback: There shall be a side yard setback of ten feet (10'); except that on any corner lot, the setback on the street side yard of the corner lot shall be twenty five feet (25'). Notwithstanding the above, if the side yard directly abuts any residential district, the side yard setback shall be twenty five feet (25'); provided, however, if the boundary line is a public street or public alley, the side yard shall not be deemed to directly abut the residential district.

D. Rear Yard Setback: There shall be a rear yard setback of twenty five feet (25'). Loading platforms may be established in such rear yard where it abuts on a railroad.

E. Lot Area: Same as provided in section 14-4-7 of this code.

F. Vision Clearance: Same as provided in subsection 10-4-5G of this title.

G. Off Street Parking: Same as provided in sectio