

SECTION 22 - IL LIGHT INDUSTRIAL DISTRICT

This zoning district provides for commercial and industrial uses which shall meet and conform with comparatively rigid environmental specifications as to pollution and nuisance-free performance.

22.1 PRINCIPAL PERMITTED USES

The following principal uses are permitted in the Light Industrial District (IL):

- 22.1.1 Automotive repair, body and fender, and painting establishments.
- 22.1.2 Agricultural farms, truck gardens, greenhouses, plant nurseries, orchards, grain storage facilities, and the usual agricultural farm buildings and structures.
- 22.1.3 Bakery products manufacture.
- 22.1.4 Building materials yards.
- 22.1.5 Contractor's offices and yards.
- 22.1.6 Commercial Sports and Recreation Facilities (Controlled Impact)
- 22.1.7 Dairy products manufacture.
- 22.1.8 Data Centers.
- 22.1.9 Dyeing and cleaning establishments.
- 22.1.10 Fabrication, manufacture and treatment of lumber or wood products.
- 22.1.11 Farm and industrial equipment sales establishments.
- 22.1.12 Fixed plants for processing stone, gravel, or clay.
- 22.1.13 Highway maintenance yards or buildings.
- 22.1.14 Laboratories.
- 22.1.15 Manufacture and assembly of electrical and electronic appliances.
- 22.1.16 Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
- 22.1.17 Manufacture of light sheet metal products including heating and ventilation equipment.
- 22.1.18 Machine shops or other metal working.
- 22.1.19 Mini Storage
- 22.1.20 Offices, Corporate
- 22.1.21 Printing and publishing business.
- 22.1.22 Public utility main transmission lines or pipelines including substations, distribution centers, regulator stations, pumping stations, storage, equipment buildings, towers, or similar public service uses.
- 22.1.23 Railroad yards

22.1.24 Stone and monument works.

22.1.25 Truck and freight terminals.

22.1.26 Warehouses and wholesale businesses.

22.2 PERFORMANCE STANDARDS

22.2.1 Physical Appearance: All operations shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street.

22.2.2 Fire Hazard: No operation shall involve the use of highly flammable gases, acids, liquids, grinding processes, or other inherent fire hazards. This provision shall not be construed to prohibit the use of normal heating fuels, motor fuels, and welding gases when handled in accordance with other regulations of Sarpy County.

22.2.3 Noise: No operation shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume or in excess of eighty (80) decibels, whichever is greater. Generation of noise from power generators in excess of eighty (80) decibels shall be permitted on a temporary basis during emergency circumstances such as power outages and shall be permitted for the purposes of testing and maintenance of said power generators. Noise shall be measured at the property line and when the level of such noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include break-downs into a reasonable number of frequency ranges.

22.2.4 Sewage and Liquid Wastes: No operation shall be carried on which involves the discharge into a sewer, water course, or the ground, liquid waste of any radioactive or poisonous nature or chemical wastes which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations. The final approval and the permit issued by the Nebraska Department of Environmental Control indicating that the proposed use meets the Nebraska Environmental Standards will be required before a building permit is issued.

22.2.5 Air contaminants: The final approval and the permit issued by the Nebraska Department of Environmental Control indicating that the proposed use meets the Nebraska Environmental Standards will be required before a building permit is issued.

- (A) Air Contaminants and smoke shall be less dark than designated Number One on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number One shall be permitted for one 4 minute period in each one-half hour. Light-colored contaminants of such opacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted.
- (B) Particulate matter of dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two tenths grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit, except for a period of 4 minutes in any one-half hour, at which time it may equal but not exceed six tenths grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit.
- (C) Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this section, there shall be applied the general rule

that there shall not be discharged from any sources whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public in general; or to endanger the comfort, repose, health, or safety of any such considerable number of persons or to the public in general, or to cause or have a natural tendency to cause injury or damage to business, vegetation, or property.

- 22.2.6 Odor: The emissions of odors that are generally agreed to be obnoxious shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and those odors as associated with baking or the roasting of nuts and coffee shall not normally be considered obnoxious within the meaning of this regulation.
- 22.2.7 Gases: The gases sulphur dioxide and hydrogen sulphide shall not exceed 5 parts per million and carbon monoxide shall not exceed 5 parts per million. All measurements shall be taken at the zoning lot line.
- 22.2.8 Vibration: All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall such vibration exceed a displacement of three thousands of an inch measured at the zoning lot line. The use of steam or broad hammers shall not be permitted in this zone.
- 22.2.9 Glare and heat: All glare, such as welding areas and open furnaces shall be shielded so that they shall not be sensed from the zoning lot line. No heat from furnaces or processing equipment shall be sensed at the zoning lot line to the extent of raising the temperature of air or materials more than 5 degrees Fahrenheit.

22.3 PERMITTED SPECIAL USES

The following special uses are permitted in the Light Industrial District (IL):

- 22.3.1 Commercial Sports and Recreation Facilities (High Impact)
- 22.3.2 Outdoor Storage
- 22.3.3 Radio, television, and communication towers and transmitters.
- 22.3.4 Sexually Oriented Businesses (please refer to Section 45)
- 22.3.5 Watchmen's residences in conjunction with a principal use.
- 22.3.6 Wind Energy Generation Systems

22.4 HEIGHT AND LOT REQUIREMENTS

22.4.1 The height and minimum lot requirements shall be as follows, except as provided in Section 34:

	Lot Area	Front	Side Yard	Street Side Yard	Rear	Maximum Height
Permitted Uses	10,000 sq ft	25'	10'	25'	15'	45'
	100,000 sq ft	25'	10'	25'	15'	70'