

SECTION 23 – IGM GENERAL MANUFACTURING DISTRICT

This zoning district provides for the widest range of industrial operations for those industries which conform to reasonable environmental specifications for pollution and nuisance-free performance, and meet the minimum requirements specified by the Environmental Protection Agency, Nebraska Department of Environmental Quality and other State Agencies concerned with health and environment.

23.1 PERMITTED SPECIAL USES

The following special uses are permitted in the General Manufacturing District IGM, except those which by reason of the emission of odor, dust, fumes, smoke, noise, and other obnoxious characteristics would be injurious to the public health, safety, and general welfare. The permitted uses shall include uses such as:

- 23.1.1 Abattoirs.
- 23.1.2 Acetylene gas manufacturing or storage.
- 23.1.3 Alfalfa dehydrating plants.
- 23.1.4 Ammonia, bleaching powder or chlorine manufacture.
- 23.1.5 Asphalt manufacture or refining.
- 23.1.6 Assembly of metal products.
- 23.1.7 Bakery products manufacture.
- 23.1.8 Boiler works.
- 23.1.9 Building materials yards.
- 23.1.10 Burlap manufacture.
- 23.1.11 Cement, lime, gypsum, or plaster-of-paris manufacture.
- 23.1.12 Coal and coke yards.
- 23.1.13 Coal tar products manufacture.
- 23.1.14 Coke ovens.
- 23.1.15 Concrete products manufacture.
- 23.1.16 Construction and demolition waste disposal sites.
- 23.1.17 Contractor's offices and yards.
- 23.1.18 Creosote treatment or manufacture.
- 23.1.19 Dairy products manufacture.
- 23.1.20 Dyeing and cleaning establishments.
- 23.1.21 Fabrication, manufacture and treatment of lumber or wood products.
- 23.1.22 Farm and industrial equipment manufacture.
- 23.1.23 Fat rendering.

- 23.1.24 Feed and forage plants.
- 23.1.25 Fertilizer storage or processing.
- 23.1.26 Fireworks or explosives manufacture.
- 23.1.27 Fuel storage and distribution.
- 23.1.28 Glue, size, or gelatin manufacture.
- 23.1.29 Grain mill products manufacture.
- 23.1.30 Gunpowder manufacture or storage.
- 23.1.31 Incineration or reduction of garbage, dead animals, offal, or refuse.
- 23.1.32 Iron, steel, brass, or copper foundries.
- 23.1.33 Laboratories.
- 23.1.34 Manufacture, fabrication, or treatment of sheet or shaped metal products including such industries as farm machinery, farm equipment, construction materials and machinery, heating, ventilating, and plumbing equipment, and household appliances.
- 23.1.35 Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials, such as bone, cloth, aluminum, cork, fiber, leather, glass, plastic, stones, tin, rubber, and paint.
- 23.1.36 Manufacture of light sheet metal products including heating and ventilation equipment.
- 23.1.37 Machine shops or other metal working.
- 23.1.38 Meat products manufacture.
- 23.1.39 Oiled, rubber, or leather goods manufacture.
- 23.1.40 Public local distribution and main transmission utilities.
- 23.1.41 Radio, television, and communication towers and transmitters.
- 23.1.42 Sanitary Landfills.
- 23.1.43 Sexually Oriented Businesses (please refer to Section 45)
- 23.1.44 Sludge disposal and storage sites.
- 23.1.45 Smelter.
- 23.1.46 Solid Waste Composite Site.
- 23.1.47 Solid Waste Disposal Area.
- 23.1.48 Solid Waste Management Facility.
- 23.1.49 Solid Waste Processing Facilities.
- 23.1.50 Solid Waste Transfer Station.
- 23.1.51 Stone, rock, gravel, and sand stationary plants.

- 23.1.52 Storage of farm and agricultural products.
- 23.1.53 Sulphuric, nitric, or hydrochloric acid manufacture.
- 23.1.54 Tanning, curing, or storage of rawhides or skins.
- 23.1.55 Transmission lines, including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage equipment buildings, garages, towers, or similar public service uses.
- 23.1.56 Vinegar manufacture.
- 23.1.57 Yeast plants.
- 23.1.58 Warehouses and Wholesale businesses
- 23.1.59 Watchmen's residences in conjunction with the principal use.
- 23.1.60 Wind Energy Generation Systems

23.2 PERFORMANCE STANDARDS

- 23.2.1 Appearance: Junk, salvage, auto wrecking, and similar operations shall be shielded from view from streets and from adjacent properties in another zoning classification by means of a sturdy, sight-obscuring fence in good repair.
- 23.2.2 Fire Hazard: All flammable substances involved in any activity established in this zone shall be handled in conformance with the standards of the National Board of Fire Underwriters and any additional regulations of Sarpy County.
- 23.2.3 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 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 breakdowns into a reasonable number of frequency ranges.
- 23.2.4 Sewage and Liquid Wastes: No operation shall be carried on which involves the discharge into a sewer, water course, or the ground, of liquid waste of any radioactive or poisonous nature or chemical waste which is detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations. The final approval and 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.
- 23.2.5 Air Contaminants: The final approval and 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 2 on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number 2 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 or 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.
- (C) Due to the fact that the possibilities of air contamination cannot be comprehensively covered in this section, there shall be applied the general rule that there shall not be discharged from any source 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 the general public; or to cause or have natural tendency to cause injury or damage to business, vegetation, or property.

23.2.6 Odor: Odor-causing operations shall be controlled so as to reduce escape of odors to the minimum practical within the limits of technology and economics.

23.2.7 Gases: All noxious gases shall be controlled to the extent that they will not be injurious to life and property. The gases sulphur dioxide and hydrogen sulphide shall not exceed 5 parts per million, carbon monoxide shall not exceed 25 parts per million, and nitrous fumes shall not exceed 5 parts per million. All measurements shall be made at the zoning lot line.

23.2.8 Vibration: All machines including punch presses and stamping machines shall be mounted so as to minimize vibration. Vibration shall not be so excessive that it interferes with industrial operations on nearby zoning lots.

23.3 HEIGHT AND LOT REQUIREMENTS

23.3.1 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'