

ARTICLE 53.92

RURAL SERVICE CENTER INDUSTRIAL (RSC-I) ZONE

53.921 PURPOSE:

This zone establishes/maintains places where land is needed for the fabrication, processing, storage, and movement of raw materials where the potential impact of noise, odor, vibration, glare, and /or heat are least likely to affect adjacent land uses. It is intended to (1) promote appropriate economic development; (2) protect the existing character of the area; (3) preserve or enhance the air, water, and land resources of the area.

53.922 PERMITTED USES:

The following uses shall be permitted if the following criteria are satisfied (1) building or buildings do not exceed 10,000 square-feet of floor space; (2) completion of Article 41, Site Plan Review, and; (3) all other applicable standards, criteria, rules, and statues governing such uses:

- A. Agriculture Packing and Processing
- B. Agriculture Supplies and Services
- C. Auto Repairs
- D. Custom/General Manufacturing
- E. Essential Services
- F. Heavy Equipment Repairs
- G. Mini Storage Facility
- H. Saw Mill
- I. Secondary Processing of Forest Products
- J. Warehousing, Storage and Distribution-Heavy/Light
- K. Administrative Services
- L. Auto Sale/Rental Service
- M. Building and Garden Sales
- N. Fleet Storage
- O. Heavy Equipment Sales/Rental/Services
- P. Manufactured Dwelling Sales
- Q. Accessory Buildings and Uses
- R. Uses determined by the Planning Director to be similar to those listed in this section to promote appropriate economic development, protect the existing character, preserve or enhance the air, water, and land resources of the area as provided for by Article 12.070B(1) of the Land Development Code.

53.923 CONDITIONAL USES:

The following uses may be permitted subject to standards listed in this article and if the provisions of Article 44 are satisfied and the following criteria are met: (1) Building or buildings do not exceed 10,000 square-feet of floor space.

- A. Extensive Impact Services and Utilities
- B. Agricultural Waste Processing
- C. Stockyards
- D. Worker Residential
- E. Food and Beverage Service
- F. Heavy Industrial
- G. Uses determined by the Planning Director to be similar to those listed in this section to promote appropriate economic development, protect the existing character, preserve or enhance the air, water, and land resources of the area as provided for by Article 12.070B(1) of the Land Development Code.

53.924 USE LIMITATIONS:

The following limitation and standards shall apply to all permitted and conditional uses:

- A. Any permitted use that meets the following criteria shall require a conditional use permit:
 - 1. Any use expected to generate more than 30-truck-trailer or other heavy equipment trips per day to/from the property which is adjacent to or across from a residential dwelling, a lot in a platted subdivision, or a residential zone.
 - 2. Any use expected to generate more than 20 auto or truck trips during the busiest hour of the day to/from the premises.
 - 3. The use is expected to utilize arterial, collector, or other improved street/roads that pass through or are adjacent to residential lots, platted subdivisions, or residential zones.
- B. Any use on a lot adjacent to/across from a residential dwelling, a lot in a platted residential subdivision, or a residential zone shall not emit odor, dust, fumes, glare, flashing lights, noise, or similar disturbances perceptible more than 200 feet in the direction of the affected residential use or lot.

- C. No use shall be permitted to operate for business between the hours of 10 p.m. and 7a.m., if located adjacent to/across from residential dwellings, lots in platted residential subdivisions or residential zones, and resultant vehicle traffic passes though or is adjacent to residential lots in platted subdivisions or residential zones.
- D. No use shall be permitted which has been declared a nuisance by state statute, county ordinance, or a court of competent jurisdiction.

53.925 PROPERTY DEVELOPMENT STANDARDS:

- A. No parcel planned and zoned for industrial use as of November 15, 1990, shall be further partitioned except for a specific industrial use listed in Section 53.922 or Section 53.923. Verification is provided in the form of the following:
 - 1. Construction drawings for the proposed facility; and
 - 2. A letter of intent from a prospective company; and
 - 3. The site shall be of sufficient size to accommodate an on-site sewage collection system and water system, unless such system can be accessed by easement or water is to be provided by a public provider, and;
 - 4. Will not result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations; and
 - 5. Will meet water and sewer requirements.
- A. Lot Size and Shape – See Article 61
- B. Building heights and Setbacks – See Article 62, Light Industrial
- C. Fences, Walls and Screening – See Article 64
- D. Landscaping – See Article 65
- E. Signs – See Article 66, Light Industrial
- F. Parking – See Article 68, Light Industrial
- G. Access – see Article 71
- H. Building Size:

1. Uses listed above as Permitted Uses (53.922) and Conditional Uses (53.923) shall not exceed the 10,000 square-foot limit unless:
 - a. The use is approved as a plan amendment under the provision of Article 47, 48, and 49; and
 - b. The use is limited pursuant to Article 59.8, Limited Use Overlay, to a size of building or buildings that is intended to serve the community, surrounding rural area, promote appropriate economic development, protect the existing character, and preserve or enhance the air, water, and land resources of the area.
2. A lawfully established use that existed prior to the adoption of this Article may expand to occupy 10,000 square feet of floor area within a building(s). If the use is determined to *"promote appropriate economic development, protect the existing character, and preserve or enhance the air, water, and land resources of the area,"* the floor area may be expanded to occupy a maximum of 10,000 square feet, or an additional 50% of the floor area currently occupied, whichever is greater.