

5.9 E-1 – ELEVATOR DISTRICT

5.9.01 INTENT: This district is to provide an area for those establishments which can provide for handling of grain and grain supplies; feed; seed; farm supplies; livestock supplies and equipment and fencing material.

5.9.02 PERMITTED PRINCIPAL USES AND STRUCTURES: In the district no building or other structure or land shall be used, and no building or other structure shall be built, altered, or erected to be used for any purpose other than that of:

1. Elevators for grain handling to store, sell, and purchase grain.
2. Retail sales of animal feed, seed, tools and hardware.

5.9.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.

5.9.04 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the E-1 District.

5.9.05 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)*	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted Uses	none	66'	20'	10'	10'	150'

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.9.06 PARKING REGULATIONS: Parking within the E-1 District shall be in accordance with the provisions of this ordinance.

5.9.07 SIGN REGULATIONS: Signs within the E-1 District shall be in conformance with the provisions of this ordinance.

5.9.08 PERFORMANCE STANDARDS: Performance standards for industrial uses shall be in conformance with the provisions of Section 9.22 of these regulations

5.9.09 ENVIRONMENTAL APPLICATION: Before any new construction expansion or remodeling of any building in an E-1 District is commenced, the zoning permit application shall be accompanied by an environmental assessment prepared by the applicant and reviewed by the planning commission and approved by the city council.