

## **11-502. RI - RESTRICTIVE INDUSTRIAL DISTRICT**

### **A. Purpose and Intent**

These districts are designed to provide space for a wide range of industrial and related uses that conform to a high level of performance standards and have the least objectionable characteristics. It is required that all operations of such establishments be carried on within completely enclosed buildings, thus preventing any adverse characteristics from affecting neighboring properties. These districts may provide a buffer between other districts and other industrial activities that have more objectionable influences. Residential uses are excluded from these districts.

### **B. Uses and Structures**

#### **(1) Principal Permitted Uses and Structures**

##### **INSTITUTIONAL - limited to -**

- Parks, playgrounds and playfields
- Community centers
- Post Offices (excluding major mail processing centers)
- Police and fire stations

##### **PUBLIC UTILITIES - limited to -**

- Communication, installations or exchanges
- Electric or gas substations
- Electric, communication and telephone distribution lines, poles, transformers and splice boxes (but not including electric transmission lines)
- Water, storm drainage and sewer lines, and gas distribution lines with incidental appurtenances (but not including major fuel transmission lines)
- Private Streets
- Rights-of-way to all modes of transportation
- Small landscaped, scenically significant open areas, natural reserves

##### **LUMBER, HARDWARE, BUILDING MATERIALS - except for -**

- Lumber yards
- Building materials
- Heating and plumbing equipment
- Electrical supplies
- Welding supplies

##### **BUSINESS SERVICES - limited to -**

- Warehousing and storage
- Photofinishing
- Research services (private)
- Metal and wood fencing, ornamental grill work
- Disinfecting and exterminating
- Central laundry, dyeing and drying cleaning work
- Freight forwarding office
- Truck terminal
- Equipment rental and leasing

##### **REPAIR SERVICES - except for -**

- Auto body repair and paint shops
- Armature rewinding
- Welding shop
- Reupholstery
- Tire recapping or retreading

##### **CONTRACT CONSTRUCTION SERVICES**

- All uses

##### **WHOLESALE TRADE - all - except for -**

- Manufacture, assembly, processing, storage, distribution of chemicals drugs, soap, fertilizers and abrasive products
- Scrape metal processors
- Stone, clay, glass, and related mineral products; mortar, plaster paving materials.

Lumber and wood products  
UNDEVELOPED AND VACANT - except for -  
Circuses, carnivals and similar transient enterprises  
Open water including ponds, lakes and reservoirs, streams and water ways (all man made)

2. Permitted Accessory Uses and Structures

- a. Accessory off-street parking and loading facilities as required in Chapter 7 of this ordinance.
- b. Accessory facilities and buildings customarily incidental to a permitted use.

3. Conditional Uses

INSTITUTIONAL - limited to -

Cemetery - mausoleum  
Country Club  
Airports, air cargo terminals, heliports and any other aeronautical device  
Major mail-processing centers  
Military installations  
Colleges, junior colleges and universities, but excluding business schools operated as profit-making enterprises  
All golf courses  
Stadiums, sports arenas, auditoriums and bandstands  
Zoological gardens  
Temporary nonprofit festivals  
Places of Worship

PUBLIC UTILITIES - limited to -

Railroad, bus, and transit terminals  
Public and private utility corporations and truck yards  
Radio and television transmission stations  
Railroad yards and other transportation equipment marshalling and storage areas  
Reservoirs and water tanks  
Sewage disposal treatment plants  
Electric transmission lines and major fuel transmission lines  
Gas, electric production and treatment facilities  
Water production, treatment facility

LUMBER, HARDWARE, BUILDING MATERIALS - except for -

Greenhouse and nursery products

FOOD, DRUG, BEVERAGE - limited to -

Bakery

AUTO DEALERS AND SERVICE STATIONS - limited to -

Auto parts (used)

EATING AND DRINKING PLACES - limited to -

Restaurants, cafes, cafeterias

PERSONAL SERVICES - limited to -

Shoe repair

WHOLESALE TRADE - limited to -

Transportation equipment including motor vehicles, aircraft and parts, boat building, railroad equipment, motorcycles, bicycles and parts.

UNDEVELOPED AND VACANT - limited to -

Circuses, carnivals and similar transient enterprises  
Open water including ponds, lakes and reservoirs, streams and waterways (man-made).

4. Prohibited Uses

Any use not allowed by right, by accessory use or by conditional use is prohibited in the RI District.

C. Bulk Regulations

1. Minimum Required Lot Area

Within the RI District, there is no minimum lot size.

2. Maximum Lot Coverage

Within the RI Districts, the maximum lot coverage for all structures, including accessory structures, shall not exceed fifty (50) percent of the total lot area.

3. Maximum Height

The maximum height of a front wall or other portion of a building or other structure at the street level shall be seventy-five (75) feet above the finished grade. However, this limitation shall not apply to those uses spelled out in 11-104 (D), Exception on Height Limits. Other exceptions may be made by the Planning Commission during the Site Plan Review process, so long as no fire hazard is created.

D. Yard Requirements

1. General Provisions

General provisions applicable to all industrial districts concerning visibility at intersections, permitted obstruction in required yards, obstructions prohibited at street intersections, exceptions to these provisions and other regulations are contained in Section 11-105 of this ordinance.

2. Basic Provisions

The basic yard regulations appearing below apply to all zone lots within the RI Districts.

a. Front Yards

In all RI Districts, front yards shall be a minimum of forty (40) feet. On double frontage and corner lots, there shall be a front yard on each street.

b. Side Yards

In all RI Districts, side yards shall be a minimum of fifty (50) feet when the lot adjoins a residential district. For all other lots within the RI Districts, the minimum side yard shall be twenty-five (25) feet.

c. Rear Yards

In all RI Districts, rear yards shall be a minimum of fifty (50) feet when the lot adjoins a residential district. For all other lots within the RI Districts, the minimum rear yard shall be twenty-five (25) feet.

E. Use of Required Area

The following uses may be made of yard areas in the RI Districts.

1. Landscaping

All yards not occupied by driveways and sidewalks shall be devoted to landscaping as defined in Section 11-202.

2. Driveways and Accessory Off-street Parking

No driveway or parking area shall occupy more than one-half of any required yard.

3. Sidewalks

F. Site Plan Review

1. Prior to issuance of a building permit, a Site Plan for the use and development of the entire tract shall be submitted to the Planning Commission. The Site Plan shall conform to the following requirements:

a. Be drawn on a scale of 1" = 100';

b. Include the following:

-All existing and proposed roads and drainage ways;

-Curb cuts, drives and parking areas;

-Landscaping and planting screens;

-Building lines enclosing the portion of the tract within which the buildings are to be erected;

-The proposed use of the land and buildings;

-The existing zoning

c. Show the building elevations for the front, rear and sides of all buildings and any proposed signs.

d. Include a vicinity map showing the relationship of the proposed development to Brownsville.

e. Show the relation of the proposed development to:

-The street system;

-The surrounding use district, and

-Surrounding properties

- f. Bear a certificate by a licensed surveyor, architect, contractor or civil engineer certifying that the plan as shown is true and correct;
  - g. Bear a form for certificate of approval by the Secretary of the Planning Commission
  - h. Provide a form for certification by the owner and trustee of the mortgage, if any, that they adopt the plan, and dedicate the streets as shown on the plan and agree to make any required improvements of adjacent streets as shown on the plan.
2. The Planning Commission shall review the Site Plan within thirty (30) days. Where conditions have been required of the applicant, such changes, as required by the Planning Commission, shall have been made.
  3. The Planning Commission shall approve the Site Plan as submitted or reject the Site Plan as submitted. The reasons for rejection of the Site Plan shall be certified to the applicant in writing. The Planning Commission shall have the authority to give conditional approval to a Site Plan, subject to minor revisions being required of the applicant.
  4. The certification required of the owner and trustee of the mortgage in 11-602 (F)(1)(h) of this ordinance shall serve as the commitment by the owner that the site will be developed as shown on the approved Site Plan. Upon such certification by the owner, the approved Site plan shall be recorded by the owner with the Haywood County Register's Office and shall regulate the development of the subject parcel. If, during the process of construction, the Building Inspector notes variations from the approved Site Plan, he shall promptly notify the owner in writing of these variations and shall direct that the variations be corrected within a specified period. If, after proper notice by the Building Inspector, the owner has not complied with the provisions of the approved Site Plan, the Building Inspector shall have the authority to cite the owner to Municipal Court for violation of this ordinance.
  5. The Building Inspector shall have the authority to authorize minor revisions to the approved Site Plan during the process of construction, if, in his opinion, the revisions do not substantially alter the nature of the approved Site Plan, with the written concurrence of the Chairman of the Planning Commission.
- G. Other Requirement
1. Enclosure Requirements  
All uses shall be conducted within completely enclosed buildings except for parking and loading, exterior storage and other accessory uses that by nature must exist outside a building.
  2. Exterior Storage  
Exterior storage may be permitted in the side and rear yards of the principal building only, provided the location, extent, and screening of storage is approved as a part of the site plan by the Planning Commission; and further, provided that exterior storage shall be screened from public view by a suitable fence, wall or hedge not exceeding fifteen (15) feet in height with the stored materials to be kept at least two (2) feet below the top of such screen.
  3. Surfacing of Storage Areas  
All storage areas shall be surfaced to provide a durable and dust-free surfaced. All areas shall be graded and drained so as to dispose of all surface water in the area.