

## RI Rural Industry Zoning District

### CH. 10-Zoning, [Section 10.281](#)

#### **Purpose of the Rural Industrial District 10.281(1)**

- The Rural Industry Zoning District is intended to accommodate industrial, processing and extractive uses, where primary activity often occurs outdoors uses require large land areas and separation from residential uses; uses do not require full urban services or create intensive electrical, water or other utility demand, and; uses are appropriate to a rural area.

#### **Permitted Uses 10.281(2)**

- Office uses
- Contractor, landscaping or building trade operations
- Incidental parking for employees
- Indoor storage and repair
- Incidental indoor maintenance
- Outdoor storage
- Light industrial
- Utility services
- Undeveloped natural resource and open space areas
- Agricultural use
- Agricultural accessory uses, except farm residences
- Transportation, utility or communication use required by law.

#### **Conditional Uses 10.281(3)**

- Asphalt and concrete production
- Caretaker's residence
- Communication towers
- Commercial processing or composting of organic by-products or wastes
- Demolition material disposal sites
- Dumping grounds
- Electric generating facilities, provided 100% of the production output of the facility is derived from renewable energy resources
- Incinerator sites
- Mineral extraction operations
- Outdoor sales, display, or repair
- Salvage yard or junkyards
- Slaughterhouses, meat processing plants
- Stock yards, livestock auction facilities
- Solid waste disposal or recycling operations
- Storage of explosive materials
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law
- Wastewater treatment facilities

#### **Setbacks, Height , and Size requirements 10.283 (4) & (6)**

##### Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

##### **Side Yards:**

10 feet minimum each side

##### **Rear Yards:**

25 feet minimum

**Height:** 2 ½ stories or 35 feet maximum

#### **Lot Width & Area: 10.273(5)**

**Area:** 16 acres minimum

**Lot Width:** 100 feet minimum

#### **Lot Coverage 10.273(7)**

Maximum 35% of all buildings on property