

## **5.1 Industrial District-Purpose**

The purpose of this district is to provide convenient access for the manufacturing and processing of the natural resources of Stark County and also to accommodate those uses which because of land requirements or unique features are most suitable in unincorporated areas. The Industrial District shall be utilized primarily in areas adjacent to the City of Dickinson and its Extraterritorial Zoning Area or in rural business centers adjacent to the I-94 corridors surrounding Richardton and Belfield as well as the Highway 10 corridor between Dickinson and South Heart.

### **5.6.1 Permitted Uses**

- 1) Agriculture.
- 2) Manufacturing of clay and concrete products.
- 3) Repair and storage of heavy equipment and machinery.
- 4) Sewage treatment facilities.
- 5) Truck or freight terminal.
- 6) All uses permitted in commercial district except residential.
- 7) Public utility buildings including water and waste water facilities and accessories.
- 8) Petroleum storage facilities.
- 9) Warehouses.
- 10) Cement and ready mix facilities, including asphalt.
- 11) Any industrial or manufacturing operation providing that: (a) dust, fumes, odors, smoke, vapor, noise, lights, and vibrations shall be confined within the industrial district, and (b) outdoor storage, equipment and refuse areas shall be concealed from view of abutting rights-of way.
- 12) Oilfield service business and industries.
- 13) Anhydrous storage facilities.
- 14) Industrial laundry; industrial dry cleaning plants.
- 15) Garbage haulers.

- 16) Large scale printing plants.
- 17) Power plants.
- 18) Rail switching and classification yards.
- 19) Vehicle auction-wholesale.
- 20) Rail yards and terminals.

### **5.6.2 Conditional Uses**

- 1) Coal gasification and liquefaction plants.
- 2) Electric power generating plants, transmission lines and accessory structures.
- 3) Fuel and bulk storage plants.
- 4) Oil refineries and petrochemical plants.
- 5) Radio, television and microwave towers.
- 6) Salvage and junk yards.
- 7) Adult entertainment centers.
- 8) Noxious waste disposal sites.
- 9) Wind energy generation.
- 10) Workforce temporary housing.
- 11) Exploration, drilling, excavation and mining for coal, sand, gravel, clay and other subsurface minerals as provided by in this Code.
- 12) Solid waste landfill.
- 13) Special waste disposal sites (industrial waste) subject to compliance with North Dakota Health Department rules and regulations.
- 14) Water depots.
- 15) Kennels.

- 16) Open storage.
- 17) Mini warehouses.
- 18) Vehicle parts sales.
- 19) Dairy, locker plants.
- 20) Recycling Facility.
- 21) Communication tower.
- 22) MET Towers.
- 23) Any use or process not mentioned above engaged in the storage of or in a processes involving potentially or actually hazardous, explosive, flammable, radioactive or other commonly recognized hazardous materials.

### **5.6.3 Performance Standards**

- 1) A buffer strip between industrial and residential sites may be required by the County Commission.
- 2) The open storage of material, including waste products or salvage, shall not be permitted closer than three hundred (300) feet from any residence. All combustible material shall be stored in such a way to permit free access to firefighting equipment.
- 3) Dust, fumes, odors, smoke, vapor, noise, lights, and vibrations from any industrial or manufacturing operations shall be confined within the industrial district. Associated outdoor storage, equipment and refuse areas shall be concealed from view of abutting rights-of way.

### **5.6.4 Lot Area, Width, and Yard Requirements**

- 1) The minimum lot area for the industrial district shall be forty thousand (40,000) square feet.
- 2) The minimum lot width shall be two hundred (200) feet.
- 3) There shall be at least a one hundred (100) foot setback from the centerline of the front public road or access.
- 4) The minimum side building line, measured from the side lot line, shall be twenty-five (25) feet.

- 5) No building or structure shall be located within one thousand two hundred fifty (1,250) feet from the boundary of a residential district.
- 6) Setback requirements for temporary crew housing shall be as listed in the conditional use permit and in Article VI of this Code.