

## **5-10: I-1 INDUSTRIAL ZONE**

### **H. SPECIAL REQUIREMENTS**

1. The yards around buildings shall be kept free of debris, refuse, weeds, and other flammable material which may constitute a fire or health hazard.
2. No occupied building for which the sewage or septic waste is disposed of in the soil shall be approved if the sewage disposal site has a slope exceeding thirty (30) percent.
3. No building site, street, driveway, or other cut or fill shall be made so the side slopes exceed the critical angle of repose of the soil.
4. The grade of roads and driveways which serve a dwelling unit or other occupied structure shall not exceed twelve (12) percent and the road shall be maintained so as to be readily accessible to emergency vehicles.
5. All land surface from which topsoil is removed and all land surface on which subsoil is deposited shall be covered by buildings, hard surfacing, or a layer of topsoil at least one inch in depth. In order to prevent the soil from eroding, it shall be re-seeded with plant material having sufficient concentration to screen at least twenty-five (25) percent of the exposed surface from view.
6. Except in the case of farm uses permitted under zoning section 5-10-B-17 to 5-10-B-26, at least two (2) times the floor area of all main and accessory buildings shall be planted and maintained in lawn, trees and shrubs in accordance with the provisions of zoning section 3-21. Automobile wrecking yards, salvage yards and storage yards shall have a landscape strip along the outside of the front fence which is three (3) feet in width for the length of the fence.

Landscaping shall be installed before a zoning compliance permit may be issued.