

Industrial Description

SECTION 4.11. "I" INDUSTRIAL

4.11.1 DISTRICTS AND INTENT

The "I" Industrial category includes one (1) zoning district:
I. This district is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted, but this district is not to be deemed commercial in character. Regulations are intended to prevent or reduce friction between uses in this district and also to protect nearby residential and commercial districts. Performance standards are applied at lot lines (see Article 14). The I district shall be located on a collector or arterial road.

4.11.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Wholesaling, warehousing, storage, or distribution establishments and similar uses.
2. Research laboratories and activities in completely enclosed buildings.
3. Light manufacturing, assembling, processing (including food processing, but not slaughter house), packaging, or fabricating in completely enclosed building.
4. Printing, lithographing, publishing, photographic processing, blue printing, or similar establishments.
5. Outdoor storage yards and lots, provided, this provision shall not permit wrecking yards (including automobile wrecking yards), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
6. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shop; establishments for sale of farm supplies, lumber and building supplies, monuments, automotive vehicle parts and accessories (but not

junk yards or automotive vehicle wrecking yards), and similar uses.

7. Service establishments catering to commerce and industry including linen supply, freight movers, communications services, business machine services, canteen service, restaurant, employment agency sign company, pest control, water softening establishment, and similar uses.
8. Service establishments such as crematory.
- 9 Vocational, technical, trade, or industrial schools and similar uses.
10. Medical clinic in connection only with industrial activity.
11. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and garages, motor bus or truck or other transportation terminal.
12. Radio and television stations.
13. Building trades contractor including on premises storage yard for materials and equipment, but no manufacturing of concrete or asphalt is permitted.
14. Railroad switching, freight, and storage yards; railroad buildings and maintenance structures.

Site and development plan approval (see Section Article 14) is required for the following uses:
15. Any other industrial use which is otherwise lawful (except those uses requiring special controls and permissible as special exceptions) and which conforms to performance standards as set out in Article 14.
16. All commercial developments. 4.11.3

PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
2. On-site signs (see Section 4.13).

4.11.4. PROHIBITED USES AND STRUCTURES

Any **uses** or structures not specifically, provisionally, or by reasonable implication permitted herein, including any use not conforming to performance standards of Article 14.

4.11.5 SPECIAL EXCEPTIONS

(see Articles 12 and 13)

1. Off-site signs (see Section 4.13).
2. Truck stops and automotive service stations (see Section 4.13 for special design standards for automotive service stations).
3. Wrecking yards (including automobile wrecking yard); junk yards; or yards used for scrap, salvage, second-hand building materials, junk automotive vehicles, or second-hand automotive parts; provided any such yard shall be completely enclosed by an opaque fence or wall not less than six (6) ft. high; provided that this fence or wall shall not be built of tin or galvanized metal sheets.
4. Bulk storage yards including bulk storage of flammable liquids, subject to provisions of local and State Fire Codes.
5. Chemical and fertilizer manufacture.
6. Paint, oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture.
7. Paper and pulp manufacture.
8. Petroleum refining.
9. Rendering plant.
10. Storage, sorting, collecting or baling of rags, iron, or junk.
11. Hazardous waste disposal sites.
12. Electric or gas generating plants.
13. Asphalt or concrete batching plants.
14. Uses which are similar to the ones listed above.
15. Public buildings and facilities (see Section 4.13)

Note: All uses permitted as special exceptions, herein, are subject to an intensity of less than or equal to 1.0 floor area ratio.

4.11.6 MINIMUM LOT REQUIREMENTS (**area**, width)

1. All permitted or permissible uses and structures (unless otherwise specified):

Minimum lot area; None.
Minimum lot width; None.

4. 11. 7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard) (See Section 4.13 for right-of-way setback requirements.)

1. All permitted or permissible uses and structures (unless otherwise specified):

Front; 20 ft., of which no less than 1/2 the depth shall be maintained as a landscaped area; the remainder may be used for off-street parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.

Side and Rear; 15 ft. except where railroad spur abuts side or rear property line, in which case no yard is required.

2. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

- a. The location of any structure, other than permitted docks, piers, or walkways elevated on pilings shall be prohibited;

- b. The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;

- c. Industrial improvements shall be prohibited; and

- d. Resource-based recreational activities may be permitted within the buffer area.

3. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:

- a. Industrial improvements shall be prohibited.

- b. Agriculture, silviculture and resource-based recreational activities may be permitted within the buffer area subject to best management practices.

4.11.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED (see Section 4.13 for exceptions)

Thirty-five (35) Feet.

4.11.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

All industrial uses are subject to an intensity of less than or equal to 1.0 floor area ratio.

4.11.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS (see Section 4.13)

Where a permitted or permissible use (unless otherwise specified) is erected or expanded on land abutting a residential district, the proposed use shall provide a landscaped buffer at least twenty-five (25) ft. in width along the affected rear and/or side yards as the case may be.

4.11.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (see Section 4.13)

1. Warehousing and storage only: one (1) space for each one thousand five hundred (1,500) sq. ft. of floor area.
2. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shops; retail establishments for sale of farm supplies, lumber and building supplies, monuments, and automotive vehicle parts and accessories; crematories; and similar uses: one (1) space for each three hundred fifty (350) sq. ft. of floor area, plus, where applicable, one (1) space for each one thousand (1,000) sq. ft. of lot or ground area outside buildings used for any type of sales, display, or activity.
3. Restaurants: one (1) space for each three (3) seats in public rooms.
4. Miscellaneous uses such as express or parcel delivery office, telephone exchange, motor bus or truck or other transportation terminal: one (1) space for each three hundred fifty (350) sq. ft. of floor area.
5. For uses specifically listed under CG:
As for CG OFFSTREET PARKING REQUIREMENTS.
6. Other permitted or permissible uses (unless otherwise specified): one (1) space for each five hundred (500) sq. ft. of floor area.

Note: Off-street loading required (see Section 4.13)