

Sec. 4.17. I – Industrial.

4.17.1. Districts and intent.

The I industrial category includes one zoning district: I. This district is intended primarily for manufacturing and closely related uses. It is intended to preserve such lands for the functions of industrial activity, wholesaling, warehousing, and distribution. To allow maximum latitude for operations, performance standards are applied at district boundaries so that uses which might otherwise not be permitted are allowable in portions of the district well away from district boundary lines.

4.17.2. Permitted principal uses and structures:

As for ILW (except that outdoor storage yards are not required to be enclosed by an opaque fence or wall), and in addition, any 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.

4.17.3. Permitted accessory uses and structures:

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures provided, however, that no residential facilities shall be permitted in the district except facilities for watchmen or caretakers whose work requires residence on the premises or for employees who will be temporarily quartered on the premises.
2. On-site signs (see section 4.19).

4.17.4. Prohibited uses and structures (except as provided for under Section 14.10):

Uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including any use not conforming with performance standards of section 4.19.

4.17.5. Special exceptions (see also Article 3):

1. Reserved.
2. Wrecking yards (including automobile wrecking yard); junkyards; or yards used for scrap, salvage, secondhand building materials, junk automotive vehicles, or secondhand automotive parts; provided any such yard shall be completely enclosed by an opaque fence or wall not less than six feet high; provided that this fence or wall shall not be built of tin or galvanized metal sheets.
3. Bulk storage yards including bulk storage of flammable liquids, subject to provisions of local and state fire codes.
4. Chemical and fertilizer manufacture.
5. Paint, oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture.
6. Paper and pulp manufacture.
7. Petroleum refining.
8. Rendering plant.
9. Storage, sorting, collecting or baling of rags, iron, or junk.
10. Off-site signs along an Arterial Road (see section 4.19).

11. Truck stops and automotive fuel stations (see section 4.19 for special design standards for automotive fuel stations).
12. Electric or gas generating plants.
13. Explosives, manufacturing or storage.
14. Uses which are similar to the ones listed above.

4.17.6. Minimum lot requirements (area, width):

None, except as necessary to meet other requirements herein set forth.

4.17.7. Minimum yard requirements (depth of front and rear yard, width of side yards):

See section 4.19 for right-of-way setback requirements.

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

Front: 20 feet.

Side and rear: 15 feet 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 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

- a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
- b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
- c. Residential, commercial and industrial improvements are prohibited; and
- d. Resource-based recreational activities are permitted.

4.17.8. Maximum height of structures: (see also section 4.19)

No portion shall exceed 35 feet.

4.17.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

| | FAR | ILC | BC |
|----------|-----|------|------|
| All Uses | 2.0 | 0.80 | 0.60 |

4.17.10. Minimum landscaped buffering requirements (see also section 4.19):

A permitted or permissible use (unless otherwise specified) erected or expanded on land abutting a residential district or property used for residential purposes in a residential/office district shall provide a landscaped buffer at least 25 feet in width along the affected rear and/or side yards as the case may be.

4.17.11. Minimum off-street parking requirements (see also section 4.19):

1. Warehousing and storage only: one space for each 1,500 square feet of floor area.

2. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, manufactured 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; wrecking yards; and similar uses: one space for each 350 square feet of floor area, plus where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
3. Restaurants: one space for each three 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 space for each 350 square feet of floor area.
5. For uses listed under ILW: as for ILW off-street parking requirements.
6. Other permitted or permissible uses (unless otherwise specified): one space for each 500 square feet of floor area.

Note: Off-street loading required (see section 4.19).