

Sec. 204 District Regulations

204.14 Industrial (I)

The purpose of the Industrial District is to allow a wide range of employment-intensive and production facilities. Site Plan Review and approval by the Planning Board is required, with the exception of day care homes and bed & breakfast inns with three or fewer guest bedrooms. [Amended, effective 12/13/89]

204.14.1 The following uses are permitted in the Industrial District:

- .1 Light manufacturing;
- .2 Warehousing and wholesale distribution;
- .3 Road and rail facilities;
- .4 Research facilities;
- .5 Municipal uses and buildings;
- .6 Private Heliport, Personal Use, subject to Site Plan Review and to the provisions of Section 419;
- .7 Sewer pumping stations, subject to the provisions of Sec. 419.4; [Amended, effective 12/13/89]
- .8 Timber harvesting; [Amended, effective 10/26/98]
- .9 Antennas as defined in Sec. 100, subject to Site Plan Review, and Section 433; [Adopted, effective 12/13/99]
- .10 Construction Operations; [Amended, effective 5/22/06]
- .11 Uses and buildings accessory to those above;

204.14.2 The following uses are allowed as special exceptions in the Industrial District, requiring the approval of the Board of Adjustment and Appeals:

- .1 Primary buildings of a public utility;
- .2 Temporary sawmills, subject to Sec. 427;
- .3 Junk yards, subject to Sec. 415;
- .4 Gasoline stations;
- .5 Above ground utility transmission lines not located within public ways;
- .6 Other manufacturing;
- .7 Agriculture and animal husbandry;
- .8 Home occupations; [Amended, effective 12/13/89], Home Based Occupations; [Amended, effective 2/12/07]
- .9 Day care centers and nursery schools, subject to the provisions of Sec. 408A and Site Plan Review; [Amended, effective 12/13/89]
- .10 Uses and buildings accessory to those above;

204.14.3 The following lot standards shall apply in the Industrial district:

- .1 80,000 square feet minimum lot size;

.2 200 feet minimum lot frontage on a public right-of-way;

204.14.4 The following setbacks are required for all structures in the I District:

.1 Front: 100 feet;

.2 Rear: 65 feet;

.3 Side: 20 feet; with a combined width of 50 feet, but neither side shall be less than 100 feet if it adjoins a residential district.