

**Sec. 204      District Regulations**

**204.15      Rural Industrial (RI)**

The purpose of the Rural Industrial District is to establish a mixed zone of rural residential, industrial, commercial, and associated retail uses, including home occupations. Site Plan Review and approval is required for all uses with the exception of "residential uses", which term for purposes of Sec. 204.15, is defined to consist of the following uses: single-family detached dwellings, duplex dwellings, day care homes, bed & breakfast inns with three or fewer guest rooms and home occupations. For purposes of Sec. 204.15, the term "nonresidential uses" is defined to consist of all permitted and special exception uses in the RI District other than residential uses. [Amended, effective; 3/11/91, Amended, effective 11/24/08]

204.15.1      The following uses are permitted in the Rural Industrial District:

- .1      Single family detached dwellings;
- .2      Duplex dwellings;
- .3      Agriculture and animal husbandry;
- .4      Light manufacturing and associated retail; {Amended, effective 11/24/08}
- .5      Warehousing and wholesale distribution and associated retail; [Amended, effective 11/24/08]
- .6      Research facilities;
- .7      Municipal uses and buildings;
- .8      Sewer pumping stations subject to the provisions of Sec. 419.4;
- .9      Road and rail facilities;
- .10     Residential care facilities; [Amended, effective 6/24/91]
- .11     Business and professional offices; [Amended, effective 6/24/91]
- .12     Construction operations [Amended, effective 4/6/98]
- .12     Timber harvesting; [Amended, effective 10/26/98]
- .13     Antennas as defined in Sec. 100, subject to Site Plan Review, and Section 433; [Adopted, effective 12/13/99]
- .14     Uses and buildings accessory to those above;

204.15.2      The following uses are allowed as special exceptions in the Rural 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      Facilities for repair and servicing of motor vehicles, but not including the storage or sale of gasoline or motor fuel;
- .4      Other manufacturing;
- .5      Above ground utility transmission lines not located within public ways;

- .6 Home Occupations and Home Based Occupations; [Amended, effective 2/12/07]
- .7 Day care centers and nursery schools subject to the provisions of Sec. 408A and Site Plan Review;
- .8 Uses and buildings accessory to those above;

204.15.3 The following lot standards shall apply in the RI District:

- .1 2 acre minimum lot size whether or not the lot is served by sewer;
- .2 In the case of duplex development there shall be no less than 1.25 acres of lot area per dwelling unit except that the minimum lot area per dwelling unit for a lot served by sewer shall be one acre;
- .3 There shall be no less than 200 feet lot frontage on a public right of way;

204.15.4 The following setbacks are required for all structures in the RI District:

- .1 Structures for residential uses and home occupations:
  - a. Front: 50 feet;
  - b. Rear: 65 feet;
  - c. Side: 30 feet; combined width of at least 75 feet.
- .2 Structures for nonresidential uses:
  - a. Front: 100 feet;
  - b. Rear: 65 feet;
  - c. Side: 30 feet; combined width of at least 75 feet; provided that if a new nonresidential use is commenced on a lot adjoining a lot containing an existing residential use, the side setback shall be at least 50 feet with a combined width of 100 feet.

204.15.5 The following buffering and screening shall be provided along each boundary of any lot in the RI District which lot is unimproved as of the effective date of the amendment or which lot is created after the effective date of this amendment 1) where residential use will be made of said lot and the boundary adjoins a lot that contains nonresidential use or uses at the time that subdivision or building permit (if subdivision review is not required) application is made to the Town, or 2) where nonresidential use will be made of said lot and the boundary adjoins a lot that contains a residential use or uses at the time that site plan or building permit (if site plan review is not required) application is made to the Town:

- .1 There shall be provided and maintained a 25 -foot wide buffer along said lot boundary in order to buffer and screen the residential uses from the nonresidential uses on the adjoining parcel(s). This buffer shall contain screening that is at least 6 feet in height. This screening shall consist of one or some combination of the following: fencing, evergreens, shrubs, berms, rocks, boulder, mounds, bushes, and deciduous trees. Said screening may consist in whole or in part of natural vegetation and the 6-foot high screening need not extend across the entire 25-foot width of the buffer so long as the

screening is sufficient to minimize the effects of vehicle headlights, noise, light from structures and the movement of people and vehicles on adjacent properties. Unless the residential lot has received subdivision review from the Planning Board and the Planning Board has required screening under this Ordinance as a condition of subdivision approval, the Code Enforcement Officer shall review the proposed buffer and screening at the time that a building permit is requested to determine whether the proposed buffer and screening complies with the standards of this Ordinance. This buffer and screening must be completed before a use permit or temporary use permit can be issued by the Code Enforcement Officer.