

Chapter 14 I - Industrial Zone

Section 10:14: 1 Purpose

Section 10:14: 2 Permitted Uses

Section 10:14: 3 Conditional Uses

Section 10:14: 4 Site Development Standards

Section 10:14: 5 Special Provisions

Section 10:14:1 PURPOSE:

The objective in establishing the I-1 zone is to provide space for various types of land uses whose effects, both secondary and direct, are not compatible with uses found in other zones in the town. Any uses not specified as permitted shall be prohibited.

Section 10:14:2 PERMITTED USES:

Uses permitted in this zone are as follows:

- a. Recycling businesses, not including hazardous materials.

Section 10:14:3 CONDITIONAL USES:

Uses requiring a conditional use permit in this zone are as follows:

Concrete batch plants.

Gravel crushing equipment.

Gravel pits.

Hot mix asphalt plants.

Landfill operations.

Mining or ore processing operations.

Open space or agricultural uses.

Sewage lagoons and/or treatment plants.

Storage, baling, and processing of wood, glass, paper, and junk.

Other uses similar to the above and judged to be in harmony with the character and intent of this zone.

Section 10:14:4 SITE DEVELOPMENT STANDARDS:

A. Minimum Lot Area: 0.75 acre

B. Setbacks (in feet):

Front 25

Side 25

Rear 25

C. Minimum Zone Area: 30 acres

D. Site Plan Approval:

1. A site plan shall be submitted, drawn to scale, and of sufficient size and detail to show building locations, yard setbacks, ingress and egress drives, parking areas, landscaped areas, etc., and such other improvements as may be required by the planning commission relating to the specific use proposed.

2. The site plan, or another plan drawn to scale, shall show utility locations, including water, power, telephone, cable TV, sewer or septic tank locations, fire hydrants, street improvements, site drainage, including holding ponds for runoff, and such other public improvements as may be required.

3. Planning commission review and approval shall precede the issuance of any building permit for site improvements, or construction permits for utility system installation.

Section 10:14:5 SPECIAL PROVISIONS:

A. Storage of Materials and Merchandise: All storage and merchandise shall be stored in an enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six feet (6') in height, and no material or merchandise shall be stored to a height greater than that of the enclosing fence or wall.

- B. Junk: Storage of "junk" or partially or completely dismantled automobiles shall be enclosed within a sight obscuring wall or fence of not less than six feet (6') in height, and material so stored shall be kept below the height of the fence or wall.
- C. Solid Waste Storage Facilities: Solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.
- D. Parking: Parking shall be as required by Chapter 18 or an addendum thereto.
- E. Lighting: Lighting shall be as required by Chapter 24 or other applicable requirements.
- F. Utilities and Fire Protection: All developments shall be served by a source of culinary water, sewer or septic tank, as may be approved by the southwest district public health department, electrical power from a power company whose area of service covers the proposed business site location, and adequate water for fire protection as required by the subdivision ordinance. Where utility companies are involved in providing these services, a letter shall be submitted from each such company along with the site plan required in this chapter.
- G. Hours of Operation: The planning commission may establish hours of operation in order to eliminate excess noise, lighting or other nuisances.
- H. Manufacturing Zone Uses Excluded: All uses specifically excluded from the town under title 11 shall also be excluded from this zone.