

5.06.0 INDUSTRIAL “I” DISTRICT (1995)

INTENT: The intent of the Industrial District is to provide areas for manufacturing, processing, assembly, wholesaling, research and development.

5.06.1 ACCEPTABLE USES

- A. Harvesting of natural resources (2011)
- B. Manufacturing (from Light manufacturing 2003)
- C. Offices (2011)
- D. Research and development
- E. Distribution and mailing facilities
- F. Processing and warehousing
- G. Telecommunication facilities (2000)
- H. Farm roadside stands (2010)
- I. Processing of natural resources (2011)
- J. Newspaper and job printing (2011)
- K. Agriculture and farming (2011)
- L. Utility, public or private (2011)

5.06.2 ACCEPTABLE USES AND YARD REQUIREMENTS BY: (2009)

A. Special Exception

- 1. Building and structure greater than allowed in 5.06.7:A and 5.06.7:B (2005)
- 2. Accessory Dwelling Units for existing single-family dwellings (2008)
- 3. Reduced front, side and rear setbacks (2009)
- 4. Hotels (2011)

B. Conditional Use Permit (2009)

- 1. Small Wind Energy Systems (2009)

5.06.3 USES NOT SPECIFIED (2010)

Any uses of land and/or structures not specifically included in the Industrial District as acceptable, acceptable by Special Exception or acceptable by Conditional Use Permit shall be considered as not permitted.

5.06.4 LOT SIZES AND FRONTAGES

- A. In those areas serviced by both municipal sewerage and water systems, no minimum lot size and frontage shall be required, other than those requirements that relate to usable open space so long as access to sewer and water is obtained.
- B. In those areas not serviced by municipal sewerage and water systems, a minimum of forty thousand (40,000) square feet shall be required, depending on soil and slope. No minimum frontage shall be required.

5.06.5 YARD REQUIREMENTS

- A. Each structure shall be set back at least thirty (30) feet from the front lot line.
- B. Each structure shall be at least fifteen (15) feet from side and rear property lines. In case of a corner lot, the side distance shall be increased to thirty (30) feet on the side bordering the street, lane or public way.

5.06.6 OPEN SPACE

Open space shall be provided for all uses in an amount equal to not less than thirty (30) percent of the total lot area.

5.06.7 HEIGHT REQUIREMENTS (2005)

- A. The maximum height of a building or structure in the Industrial District shall be forty (40) feet, except as noted in B. below.
- B. The maximum height of school and municipal buildings or structures in the Industrial District shall be forty-five (45) feet.
- C. A Special Exception shall be required for heights greater than allowed in either A or B above.