12.0 INDUSTRIAL DISTRICTS, GENERALLY

12.1 INTENT, WHERE PERMITTED

It is intended that industrial districts hereby and hereafter created shall be for the purpose of providing places of employment and strengthening the local economic base. To this end, activities involving industrial and limited commercial land uses shall be encouraged in amounts and locations designated for such purposes in the comprehensive plan. It is further intended that the enlargement and expansion of existing uses shall be encouraged as well as development of new uses appropriate to the character of industrial districts.

12.2 APPLICATION

Where industrial districts have been established prior to the enactment of this ordinance, and such districts are recognized on the zoning map, the same shall be considered to have been established under this ordinance in compliance with minimum area required for establishment of districts (reference sections 13.3 and 14.3, *Minimum Area Required for Establishment of District*).

12.3 PERMITTED ACCESSORY USES AND STRUCTURES

Uses and structures which are customarily accessory and clearly incidental shall be permitted, provided establishment of the same shall not be permitted until construction has commenced on the principal building or the principal use has been established; and provided further that in no case shall a parking structure, other than a parking lot or garage located entirely at or below grade, be deemed to be accessory to any use in any industrial district. In no case shall a drive-in window be deemed to be accessory to any use in any commercial district.

12.4 STANDARD RATIOS

12.4.1 FLOOR AREA RATIO

Maximum total floor area permissible for individual lots shall not exceed 0.70 times the land area of the lot.

12.4.2 MAXIMUM LAND COVERAGE

Maximum land coverage by buildings of an individual lot shall not exceed 0.50 times the land area of the lot.

12.5 OFF-STREET PARKING AND LOADING REQUIREMENTS

All off-street parking and all off-street loading space requirements shall be in accordance with section 4.11, *Off-Street Parking and Loading Requirements*.

12.6 HEIGHT REGULATIONS

Except as otherwise provided in section 4.9, *Height of Building and Other Structures*, structures may be erected to a height not to exceed sixty-five (65) feet; provided that any structure exceeding thirty-five (35) feet in height shall be set back from any street right-of-way or single-family residential or agricultural district; in addition to minimum yard requirements, a distance of not less than two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet.

12.7 PERFORMANCE STANDARDS

Each future occupant of an industrial character shall submit to the Planning Commission as a part of final site development plan approval, a certified engineer's report describing the proposed operation, all machines, processes, products and by-products, stating the nature and expected levels or emission or discharge to land, air and/or water or liquid, solid or gaseous effluent and electrical impulses and noise under normal operations, and the specifications of treatment methods and mechanisms to be used to control such emission or discharge. At the request of the Town, a qualified engineer shall review the applicant's submittal and make comment and recommendation prior to final Planning Commission action on the site development plan.

Subsequent occupants shall comply with the stated requirements whether or not additional site development plan review is required.

12.8 SIGN REGULATIONS

Sign regulations shall be as prescribed in section 4.14, *Signs*.

12.9 MINIMUM LANDSCAPED AREA

See section 24.11.9, *Landscaping and Screening Requirements*.

12.10 MINIMUM YARD REQUIREMENTS

12.10.1 ADJACENT TO PUBLIC STREETS

No portion of any structure, excluding signs, shall be erected closer than fifty (50) feet to any public street right-of-way. No off-street parking or loading space shall be located closer than ten (10) feet to any public street right-of-way.

12.10.2 ADJACENT TO RESIDENTIAL DISTRICTS

No portion of any structure, excluding signs, shall be located closer than fifty (50) feet to any rural areas or residential district and no off-street parking space shall be closer than thirty (30) feet to any rural areas or residential district. For the heavy industry (HI) district, no portion of any structure, excluding signs, shall be located closer than one hundred (100) feet to any rural areas or residential district and no off-street parking shall be closer than thirty (30) feet to any rural areas or residential district.

12.10.3 BUFFER ZONE ADJACENT TO RESIDENTIAL AND RURAL AREAS DISTRICTS

No construction activity including grading or clearing of vegetation shall occur closer than thirty (30) feet to any residential or rural areas district. Screening shall be provided as required in section 24.11.9.

Except, the Planning Commission may waive this requirement in a particular case where it has been demonstrated that grading or clearing is necessary or would result in an improved site design, provided that:

a. Minimum screening requirements are met; and

b. Existing landscaping in excess of minimum requirements is substantially restored.

12.11 UTILITY REQUIREMENTS

All utility lines shall be placed underground where practical.

12.12 SITE PLANNING – EXTERNAL RELATIONSHIPS

Site planning within the district shall provide for protection of individual sites from surrounding adverse influences, and for protection of surrounding areas from adverse influences within the district.

Vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Pavement widths and strengths of both internal and external roads shall be adequate to accommodate projected traffic generated from the district.

12.13 BUILDING SEPARATION

Whether or not located on the same parcel, main structures shall be constructed and separated in accordance with Table 401 Fire Resistance Ratings of Structure Elements of the BOCA Basic Building Code, 1984 Edition or its equivalent in the current edition of the BOCA Basic Building Code.