

**Article 14  
Industrial (I) Zoning District**

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**ARTICLE 14  
INDUSTRIAL (I) ZONING DISTRICT**

**SECTION 14.1: Industrial District (I)**

**14.1.1 Intent:** The Industrial district is established to protect public health, safety, comfort, convenience and the general welfare and to protect the economic base of the Village as well as the value of real estate, by regulating industrial development in appropriate locations. The objectives of the Industrial district regulations are to protect previously established residential and commercial areas by regulating those nearby industrial activities which may create offensive noise, vibration, smoke, dust, odors, heat, glare, fire hazards, and other objectionable influences to those areas; and to establish proper standards of performance which will restrict undesirable industrial activities, while at the same time encouraging and permitting industrial activities which are able to comply with the standards established herein without adversely affecting the health, happiness, safety, convenience and welfare of the people living and working in nearby areas.

**14.1.2 Use Types:** Land may be used or buildings or structures may be erected, altered or moved on and used, in whole or part, for any one of the following specified uses, except as otherwise provided in this Ordinance. All uses in Industrial Districts shall comply with the performance standards listed in Section 3.21 of this Ordinance, as well as all state and local industrial building codes.

**14.1.3 Uses Permitted by Right and Special Land Uses:**

<b>Accommodation and Food Services</b>	
Coffee shops and tea rooms	S
Hotel / Motel	S
Ice cream parlors	S
Other prepared food vendors for consumption on or off premises excluding premises on which alcohol is served	S
Pizza and sub shops	S
Restaurants	S
Rooming homes	S
Tourist homes	S
<b>Educational Services/Religion</b>	
Schools	S
Public, private or parochial school offering courses in general education and not operated for profit	S
Churches	S
<b>Public Facilities</b>	
Community clubs, fraternal organizations and similar civic organizations	S
Public or community assembly buildings	S
<b>General Commercial/Business/Service</b>	
Business and professional offices	P
Food processing facility	S

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Outdoor advertising signs	P
Public and personal services direct to the customer (e.g. barbers)	P
Public, semi-public and public utility buildings, excluding storage yards	P
Retail stores or outlets and accessory service/production departments	P
Sale of alcoholic beverage for consumption off premises	P
<b>Parking Lots</b>	
Parking lots	P
<b>Agricultural</b>	
Greenhouses and nurseries	S
Slaughter Houses	S
<b>Transportation Services/Warehousing/Storage</b>	
Airplane landing strips	S
Airplane launching strips	S
Open Storage Yards	S
Truck Terminals	S
<b>Utilities</b>	
Electric transformers (stations and substations)	P
Gas regulator stations	P
Public utility electric power generating facilities	P
Public, semi-public and public utility buildings, excluding storage yards	P
Publicly owned buildings and public utility buildings	P
Telephone exchange buildings	P
Water and sewage stations	P
<b>Manufacturing / Industrial / Mining / Waste Management</b>	
Aeration Fields	S
Catch Basins	S
Combustible or toxic material storage structures or yards	S
Dumps	S
Fertilizer and other chemical plants	S
Gravel pits	S
Junkyards	S
Landfills	S
Open pit mines	S
Ponds used for dumping or treatment of waste, chemicals liquids or any materials from any commercial or industrial enterprise	S
Rendering Plant	S
Reservoirs	S
Sand Mines	S
Sewage Disposal Plants	S
Transfer station	S

**14.1.4 Minimum Industrial Lot Area:** A lot site or parcel of land shall consist of not less than five (5) acres and shall not be less than five hundred (500) feet on the front street.

**14.1.5 Corner Industrial Lot:** On any corner lot, no walls, fences, hedges, or accessory structures or shrubbery shall rise over three (3) feet in height above the level of the road grade within twenty (20) feet of any corner so as to interfere with traffic visibility.

**14.1.6 Driveways:** Driveways shall be not less than fourteen (14) feet wide and located at least three (3) feet from the side lot lines.

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**14.1.7 Parking:** Off-street vehicle parking and loading space shall comply with the provisions of Section 3.20 of this Ordinance. However, vehicle parking shall be allowed only in side or rear yards of industrial-zoned property.

**14.1.8 Fire Lane:** A clear and unobstructed drive, at least twenty (20) feet wide for the access of fire-fighting equipment, shall be kept open in side or rear yards.

**14.1.9 Yards and Fences:** Every building hereafter erected, altered or moved upon industrial zoned premises shall be provided with yards having no less than the following minimum sizes:

- A. Front Yard:** Front yards shall include an open areas of not less than one hundred fifty (150) feet measured from the centerline of the abutting highway, street or road. However, where there are existing buildings within fifty (50) feet of the sidelines of the parcel of land upon which the building is to be located, the front yard space may be reduced to the average of such buildings. Front yards shall be ornamentally landscaped.
- B. Side Yard:** There shall be two (2) side yards, each of which shall not be less than fifty (50) feet in width except where a side property line adjoins a railroad right-of-way, in which case no side yard will be required along such lot line.
- C. Rear Yard:** There shall be a rear yard of not less than fifty (50) feet in depth except where the property line adjoins a railroad right-of-way, in which case no rear yard will be required.
- D. Fences and Buffers:** Where industrial property abuts any other use district, the side yard shall be at least seventy five (75) feet in width and shall include a green strip at least fifteen (15) feet wide and an isolation barrier at least eight (8) feet high. Such barrier shall consist of coniferous trees and may be supplemented by additional ornamental foliage. The total height of the isolation barrier may include a berm.