

ARTICLE X – I-1 GENERAL INDUSTRIAL DISTRICT

1. Purpose

The I-1 General Industrial District is intended to accommodate manufacturing, warehousing, distribution, research, technology, and industrial service uses that may generate moderate impacts and are appropriately separated from residential development. The district is intended to support economic development while protecting surrounding properties through performance standards, buffering, and site design requirements.

2. Permitted Uses

Permitted uses include:

- Manufacturing and fabrication facilities
- Warehousing and distribution centers
- Contractor shops, offices, and storage yards
- Research and testing laboratories
- Food processing and packaging facilities
- Printing and publishing establishments
- Welding and machine shops
- Wholesale greenhouses
- Utility and public service facilities
- Trade schools and industrial training facilities
- Woodworking and wood product manufacturing
- Indoor industrial storage facilities
- Accessory uses incidental to a permitted principal use
- Uses permitted within the B-1 Community Business District

*Excluding Data Centers

3. General Development Standards

1. Residential dwelling units are prohibited except approved caretaker or security quarters accessory to a permitted industrial use.

2. Industrial operations located within 300 feet of a residential district shall be conducted within enclosed buildings unless otherwise approved.

3. Outdoor storage areas adjacent to residential districts shall be screened by fencing, berms, landscaping, or a combination thereof.

4. All industrial uses shall comply with applicable federal, state, and local environmental regulations.

4. Conditional Uses

The following uses may be permitted subject to conditional use approval:

- Airports and heliports
- Auto wrecking and salvage yards
- Heavy manufacturing operations
- Petroleum storage and processing facilities
- Plastics manufacturing
- Steel manufacturing
- Large-scale logistics or distribution facilities
- Outdoor bulk storage facilities
- Other industrial uses determined to be similar in character and impact

5. Performance Standards

No use shall be established or operated that creates:

- Excessive noise, vibration, smoke, dust, fumes, glare, or odors beyond property boundaries
- Hazardous conditions including fire or explosion risks
- Harmful discharge of pollutants or waste materials
- Excessive lighting spillover onto adjacent properties
- Unsafe truck circulation or traffic hazards

6. Outdoor Storage Standards

Outdoor storage shall:

- Be located outside required setbacks
- Be screened from public roads and adjacent residential districts
- Not exceed the height of the screening structure unless otherwise approved
- Exclude junk, debris, or hazardous materials unless specifically permitted

7. Transitional Yard Requirements

When an I-1 District abuts a residential district, a landscaped transitional yard of at least 30 feet shall be provided along side and rear lot lines. Landscaping, fencing, berms, or screening may be required to minimize visual and operational impacts.

8. Lot Requirements

With Public Sewer:

- Minimum Lot Area: 15,000 square feet
- Minimum Lot Frontage: 100 feet

Without Public Sewer:

- Minimum Lot Area: 60,000 square feet
- Minimum Lot Frontage: 200 feet

9. Height Regulations

Maximum building height: 75 feet.

10. Building Setbacks

Principal Structures:

- Front Yard: 30 feet minimum
- Side Yard: 10 feet minimum
- Rear Yard: 20 feet minimum
- Corner Side Yard: 25 feet minimum

Accessory Structures:

- Front Yard: 30 feet minimum
- Side Yard: 10 feet minimum
- Rear Yard: 20 feet minimum
- Corner Side Yard: 25 feet minimum

All accessory buildings hereinafter constructed in the I-1 District shall meet the district requirements and those identified in Article IV, Subsection C, Building and Uses.

11. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

12. Signs

Signs shall comply with Article XIII Sign Regulations.

13. Other Requirements

The Town requires site plan review for industrial developments to evaluate:

- Traffic circulation and truck access
- Loading and unloading areas
- Stormwater management
- Landscaping and screening
- Outdoor storage
- Lighting
- Compatibility with surrounding land uses