

Existing Pages – Industrial Uses - Pages 10-15 to 10-18

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “-” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Uses of a Primarily Industrial Character ¹																
Building material sales yard, including retail lumber yards and incidental millwork; storage facilities for building materials, sand, gravel, stone, lumber, and contractor's equipment; storage and transfer establishments; distribution plants; and parcel delivery service.	-	-	-	-	-	-	-	-	-	-	S	-	-	-	BR	
Container storage facilities and freight Terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Design and development of computer software, data communications, information technology, data processing, and other computer-related services.	-	-	-	-	-	-	-	-	-	BR	BR	-	BR	BR	BR	
Energy production & co-generation facilities <u>with</u> outdoor storage of raw materials or fuels.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Energy production & co-generation facilities <u>without</u> outdoor storage of raw materials or fuels	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Hazardous materials disposal or storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Heavy equipment sales/rental (51 hp or more)	-	-	-	-	-	-	-	-	-	-	S	-	-	S	BR	

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	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Heavy manufacturing of goods from raw materials which represent the initial processing of products that will require additional processing, fabrication, or assembly before ultimate consumer use or consumption. Some manufacturing and/or storage of materials may be necessary outside of a building.	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Incinerators	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Inter-modal freight terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Iron and steel foundry and fabrication, and smelting.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Junkyards.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Life science technology and medical laboratories, including but not limited to biomedical engineering, materials engineering, biotechnology and genomics	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	-	
Light equipment sales/rental (50hp or less).	-	-	-	-	-	-	-	-	-	S	BR	-	-	BR	BR	
Light manufacturing of goods from previously prepared materials or finished parts, including processing, fabrication, assembly, treatment, and packaging of such products, along with incidental storage, sales, and distribution of such products for final consumer use or consumption, and where all manufacturing activities are confined within a building.	-	-	-	-	-	-	-	-	-	-	S	-	-	BR	BR	
Machine and battery building, and tire recapping and retreading.	-	-	-	-	-	-	-	-	-	-	-	-	-	S	BR	

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	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Manufacturing of small electrical components, such as personal computers, computer accessories, precision instruments, household electronics, personal communications equipment, medical devices, photographic equipment and business machines.	-	-	-	-	-	-	-	-	-	-	S	-	-	BR	BR	
Manufacturing, assembly, fabrication, packaging or processing of products having potential to produce noise, dust, glare, odors or vibration beyond its property line.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Outdoor storage of raw materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Recycling facilities (with outdoor storage of materials or equipment)	-	-	-	-	-	-	-	-	-	-	-	-	-	S	BR	
Recycling facilities (without outdoor storage of materials or equipment)	-	-	-	-	-	-	-	-	-	-	S	-	-	BR	BR	
Repair and sale of small electrical components, such as personal computers, computer accessories, precision instruments, household electronics, personal communications equipment, medical devices, photographic equipment and business machines.	-	-	-	-	-	-	-	-	-	BR	BR	-	BR	BR	-	
Research, design, engineering, testing, diagnostics and pilot or experimental product development, including but not limited to medical device and alternative energy technologies.	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	-	
Sanitary landfills or transfer stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Warehousing and distribution centers establishments	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Commercial Airports	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	

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	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Public assembly facilities such as, but not limited to, cemeteries, parks, schools, libraries, religious facilities, and museums.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Public facilities not otherwise included in (1) above such as, but not limited to, fire stations, police stations, substations, jails, and public parking lots.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Private Landing Strips	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	
Other Principal and Accessory Uses																
Solar Power Plant	S	S	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR
Commercial Wind Energy System	S	S	-	-	-	-	-	-	-	-	-	-	-	-	S	BR
Accessory Wind Energy System	BR	BR	BR	S	S	S	S	S	S	S	S	S	S	BR	BR	
Freestanding Accessory Solar Energy	BR	BR	BR	S	S	S	S	S	S	S	S	S	S	BR	BR	
Artificial Ponds	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Clubs, lodges & similar social organizations.	-	S	S	-	-	-	-	-	-	BR	BR	S	S	-	-	
Home Occupations, Class 1	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	-	-	-	-	-	
Home Occupations, Class 2.	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	

Proposed Pages – Industrial Uses -

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Uses of a Primarily Industrial Character ¹																
Building material sales yard, including retail lumber yards and incidental millwork; storage facilities for building materials, sand, gravel, stone, lumber, and contractor's equipment; storage and transfer establishments; distribution plants; and parcel delivery service.	-	-	-	-	-	-	-	-	-	-	S	-	-	S	BR	
Container storage facilities, freight terminals and intermodal terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Design and development of computer software, data communications, information technology, data processing, and other computer-related services.	-	-	-	-	-	-	-	-	-	BR	BR	-	BR	BR	BR	
Energy production & co-generation facilities with outdoor storage of raw materials or fuels.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Energy production & co-generation facilities without outdoor storage of raw materials or fuels	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Hazardous materials disposal, storage or incineration of any materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Heavy equipment sales/rental (51 hp or more)	-	-	-	-	-	-	-	-	-	-	S	-	-	S	BR	

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Heavy manufacturing of goods from raw materials which represent the initial processing of products that will require additional processing, fabrication, or assembly before ultimate consumer use or consumption. Some manufacturing and/or storage of materials may be necessary outside of a building.	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Incinerators	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Inter-modal freight terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	S	BR	
Iron and steel foundry and smelting.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Junkyards.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Life science technology and medical laboratories, including but not limited to biomedical engineering, materials engineering, biotechnology and genomics	-	-	-	-	-	-	-	-	-	S	BR	-	S	BR	BR	
Light equipment sales/rental (50hp or less).	-	-	-	-	-	-	-	-	-	S	BR	-	-	BR	BR	

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	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Manufacturing or production of goods or commodities from raw materials, previously prepared materials or finished parts, including processing, fabrication, assembly, treatment, and packaging of such products, along with incidental storage, sales, and distribution of such products for final consumer use or consumption, or subsequent processing or assembly. All manufacturing activities are confined within a building, and manufacturing, assembly, fabrication, packaging or processing of products does not have the potential to produce noise (above ambient levels), dust, glare, odors or vibration beyond its property line. Outdoor storage of raw materials, partially finished goods, or finished goods does not exceed 5% of the lot.	-	-	-	-	-	-	-	-	-	-	S	-	-	BR	BR	

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Manufacturing or production of goods or commodities from raw materials, previously prepared materials or finished parts, including processing, fabrication, assembly, treatment, and packaging of such products, along with incidental storage, sales, and distribution of such products for final consumer use or consumption, or subsequent processing or assembly. Certain manufacturing activities may not be confined within a building, and/or the manufacturing, assembly, fabrication, packaging or processing of products, <u>may</u> have the potential to produce noise (above ambient levels), dust, glare, odors or vibration beyond its property line. Outdoor storage of raw materials, partially finished goods, or finished goods equals or exceeds 5% of the lot.	-	-	-	-	-	-	-	-	-	-	-	-	-	S	BR	
Machine and battery building, and tire recapping and retreading.	-	-	-	-	-	-	-	-	-	-	-	-	-	S	BR	
Manufacturing of small electrical components, such as personal computers, computer accessories, precision instruments, household electronics, personal communications equipment, medical devices, photographic equipment and business machines.	-	-	-	-	-	-	-	-	-	-	S	-	-	BR	BR	

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Manufacturing, assembly, fabrication, packaging or processing of products having potential to produce noise, dust, glare, odors or vibration beyond its property line.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Outdoor storage of basic or raw materials as a principal use	S	S	S	S	S	S	S	S	S	S	S	S	S	S	BR	
Recycling facilities and/or transfer stations (with outdoor storage of materials or equipment)	-	-	-	-	-	-	-	-	-	-	-	-	-	S	BR	
Recycling facilities and/or transfer stations (without outdoor storage of materials or equipment)	-	-	-	-	-	-	-	-	-	-	S	-	-	BR	BR	
Repair and sale of small electrical components, such as personal computers, computer accessories, precision instruments, household electronics, personal communications equipment, medical devices, photographic equipment and business machines.	S	S	S	S	S	S	S	S	S	BR	BR	S	BR	BR	S	
Research, design, engineering, testing, diagnostics and pilot or experimental product development, including but not limited to medical device and alternative energy technologies.	S	S	S	S	S	S	S	S	S	S	S	S	S	BR	BR	
Sanitary landfills or transfer stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Warehousing and distribution centers establishments	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Commercial Airports	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	
Public assembly facilities such as, but not limited to, cemeteries, parks, schools, libraries, religious facilities, and museums.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

Move to “Commercial” Cat.

Move to “Other” Cat.

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Public facilities not otherwise included in (1) above such as, but not limited to, fire stations, police stations, substations, jails, and public parking lots.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Private Landing Strips	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

Move both to “Other” Cat.

11.33 Manufacturing of goods from previously prepared materials or finished parts when outdoor storage exceeds 5% of the lot

(A) The following site and developmental requirements shall apply:

1. The site shall provide sufficient space, to buffer any adjacent non-industrial areas or districts. Buffering shall screen outdoor storage of material from lines of sight from adjacent property and may include a mounding, plant material or natural or manmade landscape treatments. Buffering may be required to achieve up to 100% opacity at the time of installation if adjacencies include residential areas.
2. All storage tanks containing substances posing a threat to groundwater shall be at least three hundred (300) feet from any water well.
3. The storage of any soil, fertilizer, or other loosely packaged materials shall be sufficiently contained to prevent any adverse effect on adjacent properties, water bodies, wetlands and drainage ways