

SECTION 41 – LIGHT INDUSTRIAL – 80 DISTRICT

41.1 Permitted Uses:

The following uses are permitted in a Light Industrial District when in conformance with Section 61 and 8-12.

- 41.1.1 Light manufacture, processing or assembly of products and the packaging of foods, beverages, toilet supplies, pharmaceuticals, perfumes and displaying of such products that are primarily available by catalogue.
- 41.1.2 Warehousing.
- 41.1.3 Office building for executive, business and professional use.
- 41.1.4 Research laboratories.
- 41.1.5 Public utility company electric, gas and telephone, substations and public utility company water storage facilities, treatment facilities and pump stations and Town facilities.
- 41.1.6 Motor vehicle service station, subject to the securing of a Special Exception from the Planning and Zoning Commission in accordance with Section 52.
- 41.1.7 Farms, including truck gardens, forestry and the keeping of livestock and Poultry, subject to the provisions of Section 8.
- 41.1.8 The following accessory uses, when clearly subordinated and subsidiary to the uses permitted in Subsections 41.1.1, 41.1.2, 41.1.3, 41.1.4, 41.1.5, 41.1.6, and 41.1.7 of this Section.
 - A. Off-street parking and loading, as provided in Section 62;
 - B. Garages for storage of company, employee or visitor vehicles;
 - C. Dining facilities, clinics, recreational facilities and transient guest lodges, which shall be used only by those actually employed by the concern or by business visitors on the premises;
 - D. Storage with a permanent structure:

- E. Outdoor storage enclosed by buildings, fences or walls so as to effectively screen the storage area from any other lot or from any street; and shall not extend into the area required for set back from a property line, street line or residence district boundary line and shall not exceed 5 percent of the lot area, or 4,000 square feet, whichever is greater.
- F. Vehicular access;
- G. Electric, telephone, gas, water, sanitary sewer treatment facilities, storm drains, other utilities and outdoor lighting;
- H. Landscaping: Landscape material and features permanently maintained any area not covered by a building or structure, or paved, shall be landscaped with trees, shrubs, lawns or left in a natural state if already wooded. Site development shall preserve major trees and existing landscape features wherever possible. Along and adjacent to any Residential District boundary line, a strip of land not less than one hundred (100) feet in width in an Industrial District shall be landscaped with trees and shrubs to effectively screen the commercial or industrial development from the residential district.
- I. Outdoor recreational facilities used only by those employed on the premises or by business visitors on the premises;
- J. Signs, as provided in Section 63;
- K. Direct sales of catalogue products to customers, provided that such use occupies no more than twenty-five (25%) of the total square feet of floor area of the permitted use.

41.2 Site Plan:

Prior to approval of any application for CERTIFICATE OF ZONING COMPLIANCE for a use permitted under this Section, a site plan shall be submitted and approved in accordance with the provisions of Section 51.

41.3 Prohibited Uses:

Any use not specified above as permitted is prohibited. To assist in the interpretation of permitted uses in Light Industrial – 80 District, the following uses, the listing of which is not intended to be exhaustive, are specifically prohibited.

- 41.3.1 The prohibited uses specified in Section 6 and Section 31 and 8.12.
- 41.3.2 Metal plating and finishing other than lacquering and anodizing.
- 41.3.3 Manufacturing and processing of food and kindred products.
- 41.3.4 The use of polychlorinated biphenyls or hydrocarbon mixtures containing polychlorinated biphenyls in concentrations greater than two (2) parts per million, including the storage thereof.

41.4 Special Exception Uses:

- 41.4.1 Employee Stores, subject to the Special Standards of Section 52 and, if improvements constituting a new structure or affecting the outside of existing structures is involved, site plan approval as required above.
- 41.4.2 Day Nurseries, subject to the Special Standards of Section 52 and Site Plan approval as required above.
- 41.4.3 Metal finishing limited to anodizing.
- 41.4.4 Indoor recreational facility to be used for physical development and entertainment of children ages 2-14. The facility will also be available for parties anticipated to be held on weekends and occasionally midweek. The maximum number of persons shall be seventy (70) on weekend days thirty (30) on midweek days. The number of vehicles midweek shall be limited to fifteen (15). The hours of operation shall be from 10:00 AM to 8:00 PM. Not outdoor displays shall be allowed. Signage will comply with the Zoning Regulations Section 63, as amended.
- 41.4.5 Accessory uses customary with incidental to any aforesaid Special Use.
- 41.4.6 Full-Service Restaurants where customers are served foods and beverage only when seated at tables or counters within an enclosed building. Such use may include a food take-out service incidental to the primary permitted use but shall not include establishments where customers are served in motor vehicles or served primarily at food take-out counters, and which full-service restaurant meets the following special criteria:
 - A. The square footage allocated to the Restaurant shall not consist of greater than 25% of the usable square footage of the building in which it is located.
 - B. The perimeter of the Restaurant footprint, and if applicable its

accessory outdoor dining area perimeter footprint, shall be located at least 100 feet from the nearest road and at least 200 feet from the nearest residential zone.

41.4.7 An outdoor dining area as an accessory use to a full-service restaurant described above as a permitted use under this Section and which, as to said outdoor area, meets the following special criteria:

- A. The area shall not have a permanent roof covering but may be shaded by a fabric awning or tables may be shaded by umbrellas.
- B. Outdoor dining shall be in an area adjacent to an existing building and surrounded on three sides by such building or a wall no less than 30” in height.
- C. The outdoor dining area shall not be located in any required front, rear, or side yard setback area.
- D. The outdoor dining area shall not be located in any parking area.
- E. The outdoor dining area shall not extend closer than eight (8) feet to any parking area traveled way
- F. The outdoor dining area shall not interfere with any required means of egress or ingress to the adjacent building.
- G. The outdoor dining area shall have a floor surface of impervious material such as concrete or brick pavers, that may, be washed and swept easily and such floor shall be maintained daily, asphalt may not be utilized.
- H. Food and beverages shall be served by waiters and/or waitresses and the area shall not be utilized for takeout food.
- I. Alcoholic beverages may be served only with meals.
- J. All waste materials emanating from usage of the outdoor dining area shall be picked up and disposed of by the waiters and/or waitresses at the end of each seating and disposed of with the interior dining service. In no event shall waste material be deposited or stored at any time in outdoor receptacles.

- K. Disposable dishes, cups, glasses and tableware, shall not be used. All such items shall be of materials designed for repeated re-use indefinitely.
- L. The seating capacity for any outdoor dining area shall not exceed 50% of the seating capacity for the indoor customer of the restaurant.
- M. Adequate parking for the outdoor dining area determined in accordance with the standard for restaurants under Section 62 of these regulations shall be available during those hours of the day when the outdoor dining area is to be in operation; and the Commission may, in its discretion, designate limited hours of operation as part of the granting of a special exception.