

ARTICLE 9
C-I, COMMERCIAL-INDUSTRIAL DISTRICT

SECTION 9.01 INTENT

The Commercial-Industrial District is established to accommodate those uses involved with the manufacturing, processing and distribution of a wide variety of products as well as businesses offering a broad range of goods and services, including both comparison and convenience goods and services. The market for businesses in the C-I district may include the Town population, residents in surrounding communities, and the people in transit. The permitted businesses and industrial uses are usually those which generate a heavy volume of both automobile and commercial vehicular traffic. Because of the impacts commonly generated by C-I uses, these districts are not generally appropriate adjacent to residential uses, unless ample buffering is provided. One purpose of these districts is to direct all intensive commercial and industrial uses to these concentrated areas rather than allowing inefficient scattering of such development.

The Town's ordinances, particularly regarding setbacks, parking, signs and dumpster enclosures, are intended to help ensure long term viability of the major commercial areas in the Town.

SECTION 9.02 PRINCIPAL USES PERMITTED

In the C-I, Commercial-Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, including any special conditions listed below, unless otherwise provided in this Ordinance.

- A. All principally permitted and specially permitted uses allowed in the C-H, Commercial-Highway district, except residential.
- B. Any business involved with the production, processing, cleaning, servicing, testing, repair, storage or distribution of materials or products which shall not pose a threat to or be offensive to occupants of adjacent properties by reason of the emission of noise, vibration, dust, smoke, odor or particulate matter, toxic or noxious materials or matter, glare, heat, electromagnetic energy or atomic radiation
- C. Light manufacturing uses.
- D. Truck terminals.

- E. Municipal buildings and uses.
- F. Lumber, feed and fuel sales and storage.
- G. Heating, plumbing, electrical, metal or similar fabrication operations.
- H. Welding shops.
- I. Concrete product sales only.
- J. Machine shops.
- K. Wholesale, storage, warehouse or distribution facilities.
- L. Cold storage or meat packing plants.
- M. Development or research center.
- N. Television transmission studios and general offices, including satellite dish antenna.
- O. Radio transmission studios and general offices, including satellite dish antenna.

SECTION 9.03 SPECIAL USES

The following Special Uses may be permitted upon review and approval by the Zoning Board of Appeals in accordance with the general standards for all Special Uses found in Article 15.

- A. Junk yards.
- B. Single-family, two-family and multiple-family dwellings.
- C. Transfer stations.
- D. Sanitary landfills.
- E. The use or storage of hazardous materials in association with any principally or specially permitted use.

SECTION 9.04 ACCESSORY USES & STRUCTURES

The following accessory uses and structures shall be permitted only when constructed, located and operated accessory to a principally or specially permitted use in the C-I, Commercial-Industrial District:

- A. Garages, subject to site plan review by the Planning Board.
- B. Utility Sheds.
- C. Fences.
- D. Satellite Dish Antenna.
- E. Dumpsters.
- F. Any other accessory uses, buildings and structures determined by the Zoning Board of Appeals to be customarily incidental to any of the principally or specially permitted uses allowed in the C-I, Commercial-Industrial District.

SECTION 9.05 SPECIAL STANDARDS

- A. All business establishments shall be retail, wholesale or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
- B. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building, unless otherwise specifically permitted.

SECTION 9.06 ADDITIONAL SITE DEVELOPMENT STANDARDS

All Principally Permitted, Specially Permitted and Accessory Uses in the C-I, Commercial-Industrial District, shall comply with all applicable provisions of this Ordinance.

SCHEDULE A

C-I, COMMERCIAL-INDUSTRIAL DISTRICT

Principal Permitted Uses (All Uses Subject to Site Plan Review)	Special Permit Uses	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Feet)	Maximum Lot Coverage	Maximum Building Height (Stories)	Maximum Building Height (Feet)	Minimum Front Yard (Feet)	Minimum Side Yards One/Both (Feet)	Minimum Rear Yard (Feet)
All Principally and Specially Permitted Uses Allowed in the C-H, Commercial-Highway District		REFER	TO	THE	C-H	ZONING	DISTRICT	SCHED.	A
Lumber , Feed & Fuel Sales & Storage Heating, Plumbing, Electrical, etc. Fabrication Operations Machine Shops Welding Shops Concrete Product Sales		2 Acres	200	40%	3	40	50	25/60	50
Truck Terminals Light Manufacturing Uses Cold Storage or Meat Packing Plants		5 Acres	300	40%	3	40	100	50/100	100
Wholesale, Storage, Warehouse or Distribution Facility Development or Research Center		10 Acres	400	40%	3	40	100	50/100	100
	Transfer Stations	15 Acres	500	25%	2	25	150	150/400	150
	Junk Yards	25 Acres	600	20%	2	25	200	200/5000	200
	Sanitary Landfills	*	*	*	*	*	*	*	*
	Single-Family, Two-family or Multiple-Family Dwellings	REFER	TO	THE	R-2	ZONING	DISTRICT	SCHED.	A
Municipal Buildings and Uses		2 Acres	200	15%	2½	35	50	50/100	50

SCHEDULE B C-I, COMMERCIAL-INDUSTRIAL DISTRICT

Accessory Structure	Maximum Area (Square Feet)	Maximum Height (Feet)	Minimum Front Yard (Feet)	Minimum Side Yards (Feet)	Minimum Rear Yard (Feet)
Utility Sheds	650	18	N/ALLOW	20	20.
Fences	N/APPL	3 ½ (Front Yard) 6 (Rear Yard)	15	10	10
Satellite Dish Antenna	Solid Type - 51 Mesh Type - 110	20*	N/A	15	15
Dumpsters	150**	6***	N/A	25	25

* No satellite dish may be erected to a height greater than the highest point of the roof line of the principal building on the lot

** Indicates the maximum allowable area of the dumpster pad.

*** Must be completely screened by a six (6) foot high solid fence.