

5.11. Industrial (I-P) district.

5.11.1. Description and purpose.

The industrial park (IP) district is established as a zoning district in which it is intended that the principal use of the land shall be for industrial and associated uses in the landscaped setting of an industrial park with appropriate open spaces, setback of structures, screened off-street parking and storage areas, and inclusion of such architectural and structural refinements as will add to the amenities of the district and the city. The regulations for this district are intended to encourage planned industrial development compatible with abutting residential or commercial districts; to provide a satisfactory relation between the operation of such uses and access thereto with existing and prospective roads and highways within the city as proposed in the comprehensive plan; to achieve maximum utilization of areas devoted to these uses by the substantial exclusion therefrom of such incongruous uses as residential, retail business, and the like; and to provide primary employment for the labor supply that is resident in the city and vicinity. Certain open areas favorably situated with respect to transportation and containing other factors conducive to industrial development are also included. This is for the purpose of reserving suitable land for the expansion and location of new industry and to enhance economic development and economic opportunities. Any future development which would interfere with orderly growth or continuation of industry is hereby prohibited.

5.11.2. Planning board review.

Within the industrial park district, no building, structure, or land shall be used and no building or structure shall be erected or altered until and unless there shall have been filed with the planning board a written application for approval of a contemplated use in the industrial park district, which application shall be accompanied by the following information:

5.11.2.A. A site plan indicating the location of existing and proposed buildings, driveways, parking lots, loading berths, landscaping, fencing, and other necessary uses;

5.11.2.B. Preliminary architectural plan of the proposed building or buildings;

5.11.2.C. An estimate of the maximum number of employees contemplated for the proposed development and the number of shifts during which they will work;

5.11.2.D. A description of the industrial operations proposed in sufficient detail to indicate the effect of these operations including excessive auto and traffic congestion or problems of noise, glare, odor, sewerage, air and water pollution, fire and safety hazards, or other factors detrimental to the health, safety, and welfare of the area.

5.11.2.E. Engineering and structural plans for the handling and controlling of any of the problems enumerated in item (D) above. Such plans should show the means of discharge of sanitary sewage and industrial waste in accordance with state and federal regulations.

5.11.2.F. Any other pertinent information which will assist the planning board in considering adequately the effect that the proposed usage may have upon its environment and on the cost of providing municipal services to the area.

5.11.2.G. Planning board finding. Upon recommendation by the planning board to the enforcement officer that the proposed development will constitute an industrial development of sustained desirability and stability; that it will be compatible with the character of surrounding neighborhoods and consistent with long-range plans for the city; that it will not result in undue traffic congestion or traffic hazards; that the plans indicate that it will be appropriately landscaped, buffered, and screened and otherwise promote the health, safety, and welfare of the community and that sufficient off-street parking and loading spaces will be provided, the enforcement officer may issue a permit or permits for the proposed development in the industrial park district.

5.11.3. Manufacturing permitted uses.

5.11.3.A. Industrial establishments which do not contribute polluting elements to the atmosphere or to streams or other bodies of water and which do not commit nuisance by emission of objectionable noise, dust, smoke, fumes, glare, vibration, or similar objectionable features.

5.11.3.B. The manufacturing, compounding, processing, packaging, treatment, or fabrication of articles of merchandise from such materials as the following: Bone, cellophane, canvas, cloth, cork, feathers, felt, fur, glass, hair, horn, paper, plastics, precious or semi-precious metals or stone, shell, textiles, wood, wool, and yarn.

5.11.3.C. Other assembly or limited manufacturing uses of a similar nature when located and arranged according to a plan providing for aesthetic or other conditions in harmony with the neighborhood.

5.11.4. Nonmanufacturing uses.

5.11.4.A. Research, experimental, testing, and development laboratories.

5.11.4.B. Commercial uses commonly accessory to or associated with industrial establishments.

5.11.4.C. Service establishments such as cafeterias and motels.

5.11.4.D. Public utilities. Public utility, transportation, and communication facilities.

5.11.4.E. Municipal facilities and grounds.

5.11.4.F. Warehousing and storage. Warehouses; contractor's yards for storage of equipment. Storage of raw materials and supplies shall not be permitted except in completely enclosed buildings. Finished or semi-finished products may be stored in the open only when storage areas are suitably screened and are located at least one hundred (100) feet from any property lines and one hundred fifty (150) feet from any street lines and shall not cover more than fifteen (15) percent of the site area. Open areas used for storage shall be enclosed by a solid fence or wall at least six (6) feet in height or suitable screen planting not less than six (6) feet in height and ten (10) feet in thickness. Storage area entrances and exits shall be provided with solid gates and in no case shall stored material be so stacked or stored as to exceed the height of the fence or screen. The planning board shall approve plans for the location of screening of outdoor storage area before a building permit shall be issued.

5.11.5. Accessory uses.

5.11.5.A. Residential. Apartment for janitor or caretaker only as accessory to principal use.

5.11.5.B. Signs. No sign, billboard, or other advertising display shall be located within an IP district except as in section 4.3.33.C.

5.11.5.C. Retail outlets. Retail outlets for products manufactured on the premises.

5.11.6. Landscaping and screening in industrial park districts.

5.11.6.A. Except as otherwise provided, all open portions of any lot shall have proper grading and drainage and shall be continuously maintained in a dust-free condition by suitable landscaping with trees, shrubs, and permanent groundcover or by paving with asphaltic or other suitable materials in parking, loading, and storage areas as required by the planning board in its review of site plans.

5.11.6.B. Required yard areas shall be planned and maintained in such a manner as to provide a landscaped setting for all buildings.

5.11.6.C. Whenever a lot in industrial use abuts a residential district, a buffer zone shall be maintained of not less than one hundred fifty (150) feet in width, measured from the boundary line or from the street line where a street constitutes a boundary. Fifty (50) feet of such buffer zone shall be used as a planting strip for hedge, evergreens, trees, shrubbery, or other suitable screen planting. The remaining one hundred (100) feet may be used for off-street parking or other permitted purpose other than a building or permanent structure.

5.11.7. Street and access design.

In order to encourage the sound development of a street or highway frontage, in addition to the off-street parking and loading requirements, the following provisions shall apply in any location in the industrial park district which abuts a street or highway or wherever practicable.

5.11.7.A. Access barrier. Access to the highway shall be controlled in the interest of public safety. Each building or group of buildings and its parking or service areas shall be physically separated from the highway or street by a curb, planting strip, or other suitable barrier against unchanneled motor vehicle access or egress except for access ways as authorized in 5.11.7.B below.

5.11.7.B. Access ways. Each separate use, grouping of attached buildings, or grouping of uses as part of a single integrated plan shall have not more than two (2) access ways to any one highway or street. Insofar as practicable, the use of common access ways by two (2) or more permitted users may be provided in order to reduce the number and closeness of access points along the highway and to encourage the fronting of industrial structures upon a marginal street and not directly upon a public highway.

5.11.8. Industrial district standards governing noise, litter and smoke.

5.11.8.A. No activity shall be permitted in the industrial park district unless its operation is conducted such that any noise or vibration is not normally perceptible above street noise without instruments at any point farther than two hundred fifty (250) feet beyond the premises or at any point within one hundred (100) feet in a residential district.

5.11.8.B. The operation shall be so conducted that all resulting cinders, dust, fumes, gases, odors, smoke, radiation, electromagnetic interference, or trash or other waste is effectively confined to the premises or disposed of so as to avoid any pollution. The activity shall not be detrimental to neighboring property by reason of special danger of fire or explosion. Operation at any time such that these standards are violated, subsequent to issuance of a permit on the grounds that they would be met, shall constitute a zoning violation.

5.11.9. Dimensional requirements.*

- Lot size, minimum . . . 3 acres
- Lot width, minimum . . . 250 feet
- Lot frontage, minimum . . . 200 feet
- Front yard setback, minimum . . . 100 feet
- Side yard, minimum . . . 40 feet

Rear yard, minimum . . . 50 feet
Distance from a residence district . . . 150 feet
Percentage of lot covered by buildings . . . 30%

*When International Building Code and NFPA .101 require the addition of a second means of egress to an existing building, stated setbacks do not apply.

5.11.10. Off-street parking requirements.

5.11.10.A. One off-street parking space for each vehicle owned or based upon the premises.

5.11.10.B. One off-street parking space (three hundred (300) square feet) for each two (2) employees employed on the largest shift.

5.11.11. Off-street loading requirements.

Off-street loading berths shall be provided as required in section 4.3.25 of this ordinance.