

CHAPTER 65
INDUSTRIAL DISTRICT
(I)

Section 065-010 Purpose

The purpose of the zone is to provide for a wide range of general commercial and industrial uses in which residential development is excluded so as to avoid conflict in land use character and facilitate economic development uses as permitted in B-1 and B-2 Zones with the exception of residential uses. In addition, a wide range of various non-residential uses are permitted subject to site plan and landscaping plan approval. This zone permits the widest range of non-residential uses of any zone. (*Effective: November 20, 1999*)

Section 065-020 Use Classifications

1. In an Industrial Zone, except for residential uses, any building or premises may be used, and any building may be structurally altered for any uses permitted as specified herein in a B-1 or B-2 Business Zone and for wholesale businesses, offices, kennels, storage warehouses and the manufacturing, processing or assembling of goods, subject to a site plan and landscaping plan approved by the Zoning Commission as stated in Chapter 175. As an aid in the interpretation of this section of the regulations solid waste facilities' and recycling facilities as those terms are defined in Section 446d of the Connecticut General Statutes are not permitted uses of land, buildings or structures. (*Amended Effective: March 5, 1993*)
2. Any use not clearly identified under the right of the zone shall require a special permit. (*Amended Effective: November 2, 1989; Amended Effective: December 21, 1990*)
 - a. A residence or apartment may be maintained or constructed for a caretaker or watchman of the premises and for his or her family. (*Amended Effective: November 2, 1990*)
 - b. The outside storage and/or display of inventory; construction equipment; heavy machinery such as backhoes and loaders; trucks and trailers; construction materials (including but not limited to lumber piping, earth materials, concrete materials); traffic control devices; construction office trailers; buildings and other structures for the repair of equipment. No outside storage area shall extend into any required front yard, side yard, rear yard or required buffer area specified in any section of these regulations. The total ground coverage of all buildings, structures and outside storage areas, but excluding areas for off-street parking, loading driveways, sidewalks, terraces and all paved areas on any lot, shall not exceed the percentage of lot area coverage specified in Section 020-010 for Business Zones. This use may be permitted as a Special Permit use,

following a public hearing, subject to compliance with the provisions of Chapter 180 Special Permits and the approval of a site plan and landscaping plan in accordance with Chapters 130 and 175 of these regulations.

- c. The establishment of an area or areas for temporary recreational residences may be permitted following a public hearing and subject to compliance with the standards stated in Chapters 175 and 180, provided further that the following conditions shall have been met:
 - i. The site shall be served by a public water supply and municipal sewer.
 - ii. The use shall be secondary to and in conjunction with an existing or proposed primary use of the site. A lawfully nonconforming use of the site shall be deemed a valid primary use.
 - iii. Any such recreational use would be limited to the six (6) month period between May 1st and October 31st. (*Amended Effective: July 23, 1993*)

- d. (*Deleted Effective: April 1, 2004*)

Section 065-025 Widening of Danbury Road

(Deleted Effective: November 14, 2014)

(Chapter Amended Effective: November 2, 1989; November 2, 1990; December 21, 1990, March 5, 1993; July 23, 1993; November 20, 1999; April 1, 2004; November 14, 2014)