

## CHAPTER 10 ZONING

Business Districts

### 10.2.1 B-1 Light Industrial Business District

#### A. Statement of Intent:

This district is intended to provide space for a widely diversified range of commercial uses including those retail or service uses with a wholesale aspect and those businesses not suited to the B-3 or B-4 or B-5 districts, including those with limited outdoor product storage or display.

1. Site Characteristics: The uses to be located in this district traditionally need individually owned sites near other major commercial activity and facing or near important traffic arterioles, but relying much less upon interchange of customers between adjacent uses as found among B-3 and B-4 uses. The establishment of business access to principal arterial roads is to be discouraged in favor of using secondary access points and frontage roads when possible.
2. Site Regulations: While this district is intended to be quite broad in its permissiveness within the general range of commercial enterprise, the potential is so high among some of the allowable uses for creating a damaging image for their neighborhood, especially where outside storage/display is involved, it is necessary for the Town Board of Supervisors to be especially vigilant in exercising its power of approval of building, site, and operational plans.

#### B. Permitted Uses

Subject to approval by the Town Board of Supervisors of building, site, and operational plans as set forth in this Ordinance:

1. Any uses permitted by right or by conditional use in the B-3 and B-4 Districts.
2. Any retail or service uses involving outside storage or display of product which are otherwise prohibited in the B-3 and B-4 districts, for example automobile sales, building supply stores and yards, excluding, however, such uses as contractor equipment storage yards because the service provided is entirely off-site.
3. General merchandising and wholesaling establishments.

#### C. Permitted Accessory Uses:

Any accessory uses, including signs, as permitted in the B-3 and B-4 districts, as well as any others customarily associated with the permitted uses of this district.

#### D. Uses Permitted by Conditional Use:

1. Retail or service uses involving related indoor manufacturing, cabinet shops, heating and cooling equipment sales and service with on-site duct work fabrication, where the manufacturing floor area does not exceed 5000 square feet. See B-2 District for floor areas over 5000 square feet.
2. Bakeries.
3. Confectioneries.
4. Automotive repairs and body work.
5. Automotive upholstery shops.
6. Commercial bakeries.
7. Commercial greenhouses.
8. Distributors.
9. Farm machinery plants.
10. Manufacture and bottling of non-alcoholic beverages.
11. Manufacture, fabrication, processing, packaging, and packing of confections; cosmetics, electrical appliances; food, except fish and fish products, meat and meat products, cabbage, vegetables, and pea vining; instruments; jewelry; pharmaceutical; tobacco; and toiletries.
12. Manufacturing of electronic products and components.
13. Manufacturing and/or assembling from substances such as wood, cork, glass, leather, fur, plastic, felt, ceramics, precious metals, and other textiles.
14. Printing, publishing, and binding plants.
15. Research laboratories.
16. Warehouses and storage yards, not including scrap or junkyards.
17. Caterers.

#### E. Uses Not Provided For:

Whenever in any zone a use is neither specifically nor generally permitted nor denied and an application shall be made for such a use for a building or use permit, the Town Board of Supervisors shall determine whether the permit shall be issued. It shall be issued if the use is generally of the same nature as permitted uses and shall be denied if it is not so similar.

#### F. Area, Height and Yard Requirements

LOT	AREA	Minimum, sufficient area for the principal structure and its accessory buildings, off street parking and loading areas required by the Ordinance and all required yards. In addition, in all areas not serviced by a municipal sanitary sewage system, the lot area shall comply with the requirements of this Ordinance
BUILDING	HEIGHT	Maximum 35 feet
YARDS	REAR	Minimum 50 feet
	SIDE	Minimum 50 feet
	STREET	Minimum 75 feet from center line of Town and County Roads and 75 feet from right-of-way of State Roads.