

CHAPTER 10 ZONING

Business Districts

10.2.2 B-2 Heavy Industrial Business District

A. Statement of Intent:

This district is intended to provide for all industrial uses which would not violate the standards of this Ordinance. In the context of this district industrial is intended to mean those activities which make or add value to goods through various manufacturing processes.

1. Related Functions: This district also provides for warehousing and transportation activities, both as ancillary activities of manufacturing, and as independent facilities and services. Warehousing is also intended to encompass inside or outside storage of raw materials or finished goods, as well as of equipment used on or off the premises.
2. Industrial Service Functions: Retail and service functions providing direct service to industry are also permitted, as well as those having extensive outside storage which are not industrial or serving industry but which are also permitted in this district on the basis of visual and functional impact compatibility rather than similarity of use.

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. Manufacturing, assembly, fabrication, and processing operations, including related materials, storage, and warehousing.
2. Transportation terminals, including trucking and railroading, and related transportation services such as overnight lodging, restaurants, vehicle fuel sales, service and wash facilities oriented to trucks.
3. General warehousing.
4. Retail and service uses requiring extensive outside storage or display, such as lumber and building supply yards, contractor equipment and materials storage yards but excluding motor vehicle salvage yards.
5. Commercial uses that are oriented to serve industrial functions.
6. Public utility offices, yards, installation, substations, and transmission and distribution facilities except that when a utility proposes a main inter-city transmission facility, they shall give notice to the Town Clerk of such intention and of the date of the hearing before the public service commission having jurisdiction, and before starting construction shall file with the Town Clerk mapped description thereof.

C. Permitted Accessory Uses:

Subject to approval by the Town Board of Supervisors of building, site, and operational plans.

1. Office, storage, power and water supply and other such uses normally ancillary to the permitted principal uses.
2. Sufficient off-street parking and loading facilities including garages and terminal docks.
3. Signs as regulated in section .24 of Ordinance.
4. Any other accessory use normally ancillary to the permitted principal use.

D. Uses Permitted by Conditional Use:

1. Uses, which at the time of zoning permit application, are questionable as to compliance with one or more of the standards of this Ordinance, which applicants agree to a grant for specific time period as provided for under this Ordinance in order to allow for site-specific testing of the questionable standard.
2. Farm machinery plants.
3. Manufacture and bottling of non-alcoholic beverages.
4. Manufacture, fabrication, processing, packaging and packing of confection; cosmetics; electrical appliances; food, except fish and fish products, meat, and meat products, cabbage, vegetables, and pea vining; instruments; jewelry; pharmaceutical; tobacco; and toiletries.
5. Manufacturing and/or assembling from substances such as wood, cork, glass, leather, fur, plastic, felt, ceramics, precious metals, and other textiles.
6. Manufacturing of electronic products and components.

E. Uses Not Provided For:

Whenever in any zone a use is neither specifically nor generally permitted or 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