

SECTION 07. INDUSTRIAL DISTRICTS

07.01. Permitted Uses in Industrial Districts

Permitted uses in the Industrial Districts are indicated in the table below and all other uses are prohibited except as stated herein.

07.01.02.

The schedule below indicates: (x) a use permitted by right in a designated district; (s) a use permitted as a special exception in a designated district in accordance with Section 13.05.; (p) a use permitted by right subject to site plan review in a designated district in accordance with Section 13.03.; and (-) a use not permitted in a designated district.

07.01.03.

| <u>District</u> | | | <u>Use</u> |
|-----------------------|-----------------------|----|--|
| <u>Heavy Industry</u> | <u>Light Industry</u> | | |
| s | s | 1. | Adult-Oriented Establishments. |
| p | p | 2. | Analytical, pharmaceutical and commercial laboratories, including product testing. |
| p | p | 3. | Assembling of machine parts, electrical equipment, electronic equipment, photographic products, optical products, office and business equipment, computing equipment. |
| s | s | 4. | Athletic fields, golf driving ranges, putting greens and related teaching facilities. The aggregate building area of teaching facilities shall not exceed one percent of the gross area of the parcel. |
| s | s | 5. | Day Care Facilities. |
| - | p | 6. | Dog Grooming and Animal Feed Shops (no boarding). |

* The Commission may waive the requirement for site plan review, or portions thereof, for the expansion of existing uses or changes of uses in existing buildings provided the expansion or change of use does not: (1) increase traffic substantially or produce safety hazards; (2) increase parking requirements; (3) have a deleterious effect on abutting or adjacent property; and (4) substantially alter the nature of the existing development or structure.

** See Sections 05. and 06. for applicable requirements.

07.01.03. (Cont.)

| <u>District</u> | | <u>Use</u> |
|-----------------------|-----------------------|---|
| <u>Heavy Industry</u> | <u>Light Industry</u> | |
| p** | p** | 7. Excavation and earth removal. |
| p | p | 8. Executive or Administrative Offices. |
| x** | x** | 9. Expansion of all existing uses permitted in Residential and Commercial Districts. |
| p | p | 10. Experimental and research laboratories including theoretical research in all the sciences, product development, engineering development and sales development. |
| p | - | 11. General contracting establishments. |
| p* | p* | 12. Home occupations. |
| p | p | 13. Light Manufacturing - sheet metal laboratories, machine shops. |
| p | p | 14. Manufacture, processing, packaging or assembling of component goods. |
| p | p | 15. Plumbing, heating, electrical, industrial, and hardware and contracting establishments. |
| s | - | 16. Quarrying Of bedrock. |
| - | p | 17. Screening, sifting or other forms of processing sand and gravel or topsoil. |
| p | - | 18. Screening, sifting, washing, crushing or other forms of processing earth products. |
| p | - | 19. Truck and freight terminals and warehouses. |
| p | - | 20. Yards for storage and sales of lumber and building materials. |
| - | p | 21. Uses of the Town of Durham: Municipal or public buildings, town administrative offices, community and elderly centers, and public works facilities |
| s | s | 22. Retailing of products marketed, developed, wholesaling assembled, or manufactured on the premises, provided that not more than 25% of the floor area be dedicated to the retail function. |
| s | - | 23. Large Animal Crematories |
| s | - | 24. Large Animal Incineration Facility |
| s | s | 25. Automobile and Equipment Service, and Public Garage, all without sales as a principal or accessory use |

* See Section 12.04. for applicable requirements.

** See Section 12.05. for applicable requirements.

07.02. Height, Area and Yard Requirements

SCHEDULE OF HEIGHT, AREA AND YARD REQUIREMENTS

| | <u>INDUSTRIAL DISTRICTS</u> | |
|---|-----------------------------|-----------------|
| | <u>LIGHT*</u> | <u>HEAVY*</u> |
| Minimum Lot Area | 1 acre | 2 acres |
| Minimum Lot Width at Minimum Lot Depth | 200 feet | 200 feet |
| Minimum Lot Depth | 150 feet | 150 feet |
| Minimum Front Yard | 50 feet | 50 feet |
| Minimum Side Yard/Minimum Aggregate | 30 feet/60 feet | 20 feet/50 feet |
| Minimum Rear Yard | 50 feet | 50 feet |
| Maximum Height | 40 feet** | 60 feet** |
| Maximum Lot Coverage including Buildings and Outdoor Storage | 25.0% | 40.0% |
| Setback from Water Courses | 50 feet | 50 feet |

* Where Industrial Districts abut Residential Districts, a green belt buffer zone at least 50 feet in depth located in the Industrial District shall be provided and maintained by the owner of the property in the Industrial District. This area shall not be used for storage of materials or parking of vehicles. Against the property lines trees and shrubs shall be planted to give a screen at least 15 feet deep using approved, hardy indigenous plant materials of which at least 30.0% shall be evergreen and at least 60.0% shall be not less than six feet in height. The rest of the depth of the buffer strip shall be planted and maintained as lawn of acceptable permanent grasses. Existing suitable natural growth shall be preserved where practicable and supplemented with new planting according to the foregoing regulations in order to give the required screening. Permanent structures such as fences, walls, and existing and proposed grading, etc. may be approved in lieu of planting plantings or supplementing existing growth and/or planted trees and shrubs where in the opinion of the Planning and Zoning Commission the intent of these regulations will be served.

** Except chimneys, water tanks, silos and similar features which shall be erected only to such height as is necessary to accomplish the purpose they serve and in any event shall not exceed 100 feet in height.

07.03. Additional Requirements

07.03.01. Performance Standards

- (1) Dust, Dirt, Fly Ash and Smoke: No dust, dirt, fly ash or offensive smoke shall be emitted into the air.
- (2) Odors, Gases, and Fumes: No offensive odors or noxious, toxic, corrosive fumes or gases shall be emitted into the air.

- (3) Noises: No noise which is objectionable due to volume, intermittence, beat frequency or shrillness shall be transmitted outside the property where it originates.
- (4) Wastes: No offensive or harmful wastes shall be discharged into any stream or water course or onto any adjoining property.
- (5) Hazards: No activity shall be conducted which is hazardous or dangerous to persons or property outside of the lot on which the activity is conducted.

07.04. Design Development District

07.04.01. Statement of Purpose

The Design Development District is established to allow for coordinated, well planned office industrial park and commercial development. The Regulations for this district are intended to encourage development which is compatible with surrounding or abutting residential, institutional or public uses and to insure suitable open space, parking, and sound site planning. Such district shall not be less than 30 acres.

07.04.02. Master Site Development Plan

The applicant shall submit a site development plan for the entire parcel which includes the following information:

- (1) boundary survey of the property proposal for design development certified by a Connecticut Registered Land Surveyor to the A-2 level of accuracy.
- (2) natural features including topography, wetlands, watercourses and other unique natural features.
- (3) location and dimensions of all proposed lots, roads, utilities and rights-of-way proposed topography.
- (4) information on the location, availability, capacity, and feasibility of service of proposed utilities, including sewer, water, electricity, telephone.
- (5) proposed phasing of development, if any, and projected time table for completion of each such phase.
- (6) The Plan shall provide for a minimum of a 50 foot landscaped and/or natural buffer around the perimeter of the site except when abutting property zoned Design Development District, Light Industrial, Heavy Industrial or a public highway. When abutting residentially zoned areas this buffer may be increased to 100 feet to protect existing and/or potential residential areas and may be on land owned by the applicant outside of the Design Development District providing the buffer is shown on the Site Development Plan and permanently protected from encroachment.

07.04.03. Bulk Requirements

- (1) Minimum parcel size: The minimum acreage shall be ten (10) acres.
- (2) Minimum lot size: All lots shall contain a minimum of two (2) acres.
- (3) Maximum lot coverage: The total amount of land occupied by all buildings, together with accessory buildings, parking areas, roadways and other impervious surfaces shall not be in excess of fifty (50) percent of the lot.
- (4) Minimum lot width: All lots shall have a minimum of two hundred (200) feet of width at the minimum setback on a public street or proposed project street.
- (5) Minimum front yard: No buildings shall be erected less than seventy five (75) feet to the front property line and no parking shall be permitted within thirty (30) feet of the edge of the road pavement.
- (6) Minimum side yard: Each side yard on every lot shall be at least thirty five (35) feet.
- (7) Minimum rear yard: No building shall be erected less than fifty (50) feet to the rear property line.
- (8) Building height: Building height shall be measured from the average ground elevation surrounding the building to the roof line and shall not exceed thirty-five (35) feet except as provided below. Roof top equipment and appurtenances which are less than (6) feet in height above the roof line may be installed without secondary enclosure. All equipment and appurtenances which exceed six (6) feet in height shall be fully enclosed with a suitably aesthetic enclosure. The height of any roof top equipment or appurtenance shall not exceed ten (10) feet above the roof line except for emission stacks which may be a maximum of eighty (80) feet in order to accommodate the requirements of the Conn. Department of Environmental Protection.
- (9) Building Floor Area: The minimum building floor area shall be 5,000 square feet.

NOTE: All required yards shall be measured from the inside edge of the required site buffer zone.

07.04.04. Permitted Uses:

The following uses, and no others, shall be permitted, subject to issuance of a special exception in accordance with the following and Section 13.05 of the Durham Zoning Regulations.

- (1) Expansion of uses existing as of the effective date of the this regulation. Such uses shall be required to comply with the zone requirements which existed prior to adoption of this regulation.
- (2) Experimental and research laboratories including theoretical research in all the sciences, product development, engineering development and sales development.
- (3) Analytical, pharmaceutical and commercial laboratories, including product testing.
- (4) Assembling of machine parts, electrical equipment, electronic equipment, photographic products, optical products, office and business equipment, computing equipment.
- (5) Professional services and offices including financial institutions.
- (6) Light Manufacturing - sheet metal laboratories, machine shops.
- (7) Manufacture, processing, packaging or assembling of component goods.
- (8) Truck and freight terminals and warehouse.
- (9) Plumbing, heating, electrical, and hardware establishments.
- (10) Uses of the Town of Durham.
- (11) Warehouses and distribution facilities.
- (12) Hotels, motels and convention centers.
- (13) Retailing of products developed, assembled, or manufactured in the district.
- (14) Shops, stores, retail and service establishments provided that not more than twenty five percent (25%) in the aggregate of the land area of any one Design Development District shall be used for such purposes. The retailing of products developed, assembled or manufactured within the district shall not be included in this limitation.
- (15) Customary accessory uses to the above including:
 - a. Cafeterias, restaurants and similar facilities, when for the convenience of occupants and employees of the permitted use.
 - b. Recreational facilities, both indoor and outdoor such as recreation buildings, swimming pools, golf courses and facilities for group activities.

- c. Facilities for housing employees, visitors and others for training purposes.
- d. Signs, as regulated in Section 11.01.
- e. Off-street parking and loading, in accordance with the requirements of Section 10.01.

(16) Excavation and Earth Removal *

(17) Day Care Facilities

* Approval of applications for renewal of existing earth excavation and removal permits shall be permitted subject to site plan review only in accordance with the requirements of Section 12.05. of these Regulations.