

*Town of Chili, NY
Wednesday, July 30, 2025*

Chapter 500. Zoning

Article III. District Regulations

§ 500-20. LI Limited Industrial District.

- A. Purpose. The purpose of this district is to provide for research or development of materials, methods or products and compatible light manufacturing while preserving the natural surrounding and maximizing open space.
- B. Permitted uses. The following uses and their accessory uses are permitted outright:
 - (1) Scientific research or experimental development of materials, methods or products, including engineering and laboratory research.
 - (2) Manufacture of electric, electronic or optical instruments or devices.
 - (3) Light manufacturing, assembling, fabricating or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semiprecious metals or stones.
 - (4) Warehousing and distribution facilities.
 - (5) Motor vehicle sales, parts distribution, repair and service stations intended to serve primarily large trucks, including tractor trailers and recreational vehicles and that all vehicle maintenance shall be within an enclosed building.
 - (6) Public storage facilities. Outside storage shall be limited to recreation vehicles and automobiles, excluding commercial vehicles.
- C. Special permit uses. The following uses and their accessory uses are permitted when authorized in accordance with Article IV:
 - (1) Public utility buildings.
 - (2) Animal kennels, commercial or private, provided that no structure or area used for such purposes, including pens and exercise yards, shall be located within 200 feet of any residential property line.
 - (3) Grocery stores.
 - (4) Retail warehouse and retail wholesale clubs.
 - (5) Recreation uses, such as parks, playgrounds, golf courses, driving ranges, country clubs, swimming clubs and tennis clubs.
 - (6) Manufacture of food products.
 - (7) Manufacture of pharmaceuticals.
 - (8) Travel centers.

- (9) Truck terminals.
- (10) Uses of a similar character but not specifically listed in this subsection and Subsection **B** must apply to the Planning Board for a special use permit.

D. Dimensional requirements. Dimensional requirements shall be as follows, except that on major roads listed in § **500-59D** dimensional requirements shall be made according to § **500-59C**:

- (1) Lot area: minimum of 62,500 square feet.
- (2) Lot width: minimum of 250 feet.
- (3) Lot depth: minimum of 250 feet.
- (4) Front yard: minimum of 60 feet, except for those lots fronting along the affected major highways listed in § **500-59D** of this chapter for which the setback shall be 75 feet. This front yard shall be exclusive of and in addition to any buffer area required in Subsection F(1) of this section.
- (5) Side yard: minimum of 40 feet. This side yard shall be exclusive of and in addition to any buffer area required in Subsection F(1) of this section.
- (6) Rear yard: minimum of 80 feet. This rear yard shall be exclusive of and in addition to any required buffer area as required in Subsection F(1) of this section.
- (7) Maximum lot coverage by buildings and structures shall be 40% of the total lot area.
- (8) Maximum building height shall be 50 feet.

E. Special provisions applying to the LI Limited Industrial District.

- (1) All permitted changes of use in the LI District shall require a building permit, issued by the Building Department.
- (2) Wherever a permitted use in the LI District is located adjacent to any other district, with the exception of a GI General Industrial District, a fully landscaped buffer 100 feet in width must be provided along the full length of the adjacency. This buffer area shall be planted and perpetually maintained with live trees and shrubs at least six feet in height and shall have such other grading and landscaping as necessary to visually and audibly screen the industrial activity from the adjacent district. The treatment of the buffer area shall, however, not appear to be unnatural or rigid, such as bunker-like straight ridges or walls, as determined by the Planning Board during its review of the site plan.
- (3) All assembly, research, engineering, administration, storage and other related activities shall be conducted wholly within enclosed buildings.
- (4) At no time shall any use result in or cause dissemination of dust, smoke, smog, observable gas, fumes, odors, radiation or other atmospheric pollution, objectionable noise, glare or vibrations or hazard of fire or explosion or any other physical hazard to any adjacent buildings or to any plant growth or any land adjacent to the site.
- (5) The architectural treatment and general appearance of all buildings and grounds shall be in keeping with the purpose of this district and shall be of such quality of design as to be a visual asset to the area in which they are located.

F. Off-street parking. Off-street parking shall be provided as required in Article **VI**, § **500-43**.

G. Signs. Signs are permitted as set forth in Article **VI**, §§ **500-44** through **500-53**.

H. Fences, walls, hedges and screen planting. Fences, walls, hedges and screen planting are permitted as set forth in Article **VI**, § **500-54**.

§ 500-21. GI General Industrial District.

A. Purpose. The purpose of this district is to provide for the establishment of heavier industrial uses essential to the development of a balanced economic base in an industrial environment and to regulate such industrial development so that it will not be detrimental or hazardous to the surrounding community and the citizens thereof.

B. Permitted uses. The following uses and their accessory uses are permitted outright:

- (1) Any use permitted in the LI District.
- (2) Cold-storage plants and ice manufacturers, including storage and offices.
- (3) Printing, publishing and bookbinding.
- (4) Public utility buildings and yards.
- (5) Retail or combination retail, wholesale lumber and building materials yard, not including concrete mixing.
- (6) Light fabrication and repair shops, such as blacksmith, cabinet, electric motor, heating, machine, sheet metal, stone monuments, upholstery and welding.
- (7) Wholesale distribution and warehousing of all standard types of prepared or packaged merchandise, excluding, however, such uses as fertilizer, explosives, compost and nitrocellulose.
- (8) Processing uses, such as bottling plants, creameries, laboratories, blueprinting and photocopying, laundries, carpet- and rug-cleaning plants, cleaning and dyeing plants, tire-retreading, recapping and rebuilding.
- (9) All types of automobile, motorcycle, truck and equipment sales, repair and rental.
- (10) Convenience stores, including the sale of petroleum products.

C. Special permit uses. The following uses and their accessory uses are permitted when authorized in accordance with Article **IV**:

- (1) Private animal kennels, provided that no structure or area used for such purposes, including pens and exercise yards, shall be located within 200 feet of any residential property line.
- (2) Commercial driving schools.
- (3) Recreation uses, such as parks, playgrounds, golf courses, driving ranges, country clubs, swimming clubs and tennis clubs.
- (4) Adult use entertainment establishments as further regulated elsewhere in this chapter.
- (5) Uses of a similar character but not specifically listed in this subsection and Subsection **B** must apply to the Planning Board for a special use permit. Such permit shall be granted upon a finding by the Board that said use is indeed of the same general character as the above permitted uses and is in accordance

D. Dimensional requirements.

- (1) Lot area: minimum of 50,000 square feet.
- (2) Lot width: minimum of 200 feet.
- (3) Lot depth: minimum of 250 feet.

- (4) Front yard: minimum of 50 feet, except for those lots fronting along the affected major highways listed in § **500-59D** of this chapter for which the setback shall be 75 feet.
- (5) Side yard: minimum of 35 feet. This side yard shall be exclusive of and in addition to any required buffer area as required in Subsection **E(2)** of this section.
- (6) Rear yard: minimum of 40 feet. This rear yard shall be exclusive of and in addition to any required buffer area as required in Subsection **E(2)** of this section.
- (7) Maximum lot coverage by buildings and structures shall be 50% of the total lot area.
- (8) Maximum building height shall be 50 feet.

E. Special provisions applying to the GI General Industrial District.

- (1) All construction, new uses or changes in use in the GI District shall be subject to site plan approval by the Planning Board in accordance with the procedures established in Article **V**.
- (2) Wherever a permitted use in the GI District is located adjacent to any other district, with the exception of an LI Limited Industrial District, a fully landscaped buffer 100 feet in width must be provided along the full length of the adjacency. This buffer area shall be planted and perpetually maintained with live trees and shrubs at least six feet in height and shall have such other grading and landscaping as necessary to visually and audibly screen the industrial activity from the adjacent district. The treatment of the buffer area shall, however, not appear to be unnatural or rigid, such as bunker-like straight ridges or walls, as determined by the Planning Board during its review of the site plan.
- (3) At no time shall any use result in or cause dissemination of dust, smoke, smog, observable gas, fumes, odors, radiation or other atmospheric pollution, objectionable noise, glare or vibrations or hazard to any adjacent buildings or to any plant growth or any land adjacent to the site.
- (4) The architectural treatment and general appearance of all buildings and grounds shall be in keeping with the purpose of this district and shall be of such quality of design as to be a visual asset to the area in which they are located.

F. Off-street parking. Off-street parking shall be provided as required in Article **VI**, § **500-43**.

G. Signs. Signs are permitted as set forth in Article **VI**, §§ **500-44** through **500-53**.

H. Fences, walls, hedges and screen planting. Fences, walls, hedges and screen planting are permitted as set forth in Article **VI**, § **500-54**.