Chapter 192. Zoning

Article XIV. Industrial District

§ 192-60. Permitted structures and uses.

In Industrial Districts, only the following structures and uses may be permitted following site plan review as provided in § **192-122** of this chapter:

A. Animal day care, kennel or shelter.

B. Bed-and-breakfast.

C. Boardinghouse/rooming house.

D. Farm.

E. Cemetery, crypt.

F. Educational facility.

G. Emergency service facility.

H. Government facilities.

I. Packaging of pharmaceutical and/or food products.

J. Public utility.

K. Religious use.

L. Animal day care, kennel or shelter.

M. Business office.

N. Cafe.

O. Day-care center.

P. Finance/banks.

Q. Funeral home/mortuary.

R. Horticulture, landscape, garden center.

S. Hospitals and clinics.

T. Hotel and motel.

U. Outdoor seating/assembly area.

V. Recreational and entertainment facilities, indoor.

W. Recreational and entertainment facilities, outdoor.

X. Regulation golf course.

Y. Restaurant.

Z. Retail store.

AA. Vehicle sales.

BB. Vehicle service station.

CC. Veterinary establishment, animal hospital.

DD. Administrative and management services.

EE. Assembly, fabrication or packaging of previously prepared materials.

FF. Construction services.

GG. Manufacturing.

HH. Publishing.

II. Scientific and technical services.

JJ. Transportation.

KK. Warehousing.

LL. Warehousing, self-storage.

MM. Wholesale trade.

NN. Club, private.

OO. Drive-through facilities.

PP. Temporary outdoor sales.

QQ. Parking lot, off-site.

RR. Stable, private.

SS. Stable, public.

TT. Mixed use, only in areas designated as Urban Village Overlay District in Appendix A to this Chapter **192**,[1] and pursuant to meeting all the requirements set forth in § **192-64.4**, Mixed-Use Village Floating Overlay District.[2]
[Added 9-8-2008 by L.L. No. 6-2008; amended 6-4-2018 by L.L. No. 2-2018]
[1] *Editor's Note: Said Appendix A is on file in the Town offices.*
[2] *Editor's Note: Former Subsections UU, regarding residential care facilities in mixed-use subdivisions, VV, regarding family adult care in mixed-use subdivisions, and WW, regarding single-family dwellings in mixed-use subdivisions, all added 9-8-2008 by L.L. No. 6-2008, which immediately followed this subsection, were repealed 6-4-2018 by L.L. No. 2-2018.*

§ 192-61. Specific permit uses.

The following structures and uses shall be permitted in the Industrial District upon the issuance of a specific use permit by the Zoning Board of Appeals as provided in § **192-123** of this chapter:

A. Mobile home park.

B. Commercial garage.

C. Adult use.

D. Disposal, storage or processing of toxic wastes, medical wastes, garbage or other refuse or waste products of every kind and nature.

E. (Reserved)[1]
[1] *Editor’s Note: Former Subsection E, regarding mixed uses, was repealed 6-4-2018 by L.L. No. 2-2018.*

F. Quarry.

G. Towers and communications facilities.

H. Notwithstanding the requirements for a specific use permit found elsewhere in this chapter, all other structures and uses within 750 feet of the perimeter of an Industrial District shall require a specific use permit and approval of the Board of Appeals if the proposed structure or use in the Industrial District is not allowed in the adjoining district.
[Amended 12-12-2011 by L.L. No. 8-2011]

I. Creation of a wetland only if it is to replace a wetland in the Town as further provided for in NYSDEC regulations.

§ 192-62. Lot and area regulations.

In Industrial Districts, all structures and uses shall be subject to the following regulations:

A. Minimum lot width: N/A.

B. Minimum lot area: N/A.

C. Maximum building coverage: 50%.

D. Maximum lot coverage: 80%.

E. Minimum front yard: Each lot shall have a front yard 50 feet, except that if there are principal structures fronting on the same street within 300 feet of either or both of the side lines of the lot, the minimum front yard depth shall be equal to the average of the setbacks of the nearest of such structures on each side or to the average of such setback and 50 feet if there is such a structure only on one side, but not less than 35 feet in any case.

F. Side yards: Each lot shall have two side yards with a total width of not less than 32 feet, neither one of which may be less than 12 feet in width.

G. Rear yards: Each lot shall have a rear yard not less than 40 feet in depth, except that if a lot abuts a residential district, it shall have a rear yard not less than 100 feet in depth.

H. Height: No structure shall be higher than any plane from the lot lines inclining upward at a slope of one foot vertically for each one foot horizontally.

§ 192-63. Additional regulations.

The applicable regulations for specified uses (Article **XVI**) and requirements applying to all districts (Article **XVII**) in this chapter shall apply to all uses.