

*Town of Gates, NY
Tuesday, October 15, 2024*

Chapter 190. Zoning

Article XXVII. GI General Industrial District

§ 190-158. Purpose.

The purpose of this district is to provide for the establishment of the so-called "heavy" industries, essential to the development of a well-balanced industrial environment, in a manner which will not be detrimental to the adjacent development or general community health, safety or welfare.

§ 190-159. Permitted uses.

The following uses and their customary accessory uses are permitted in the GI District:

- A. Uses permitted and conditionally permitted in the LI District, with the exception of adult uses.
[Amended 9-7-1999 by L.L. No. 2-1999]
- B. Automobile rental agencies and valet parking services.
[Amended 9-7-1999 by L.L. No. 2-1999]
- C. Lumberyards.
- D. Trucks, mobile homes, recreational vehicles, motorcycles, snowmobiles and minibike sales and service, new car sales and services and, in conjunction therewith, used car sales and service.
[Amended 6-8-1978]
- E. Machine and sheet metal shops; press operations; upholstery, welding and monument works.
- F. Building materials yards, excluding concrete plants.
- G. Printing, publishing and bookbinding.
- H. Construction equipment storage and repair.
- I. Public buildings and grounds, including storage and repair.
- J. Public utilities substations and uses, including storage and repair, power plants and other similar uses.
- K. Automotive engine repair facilities excluding collision shops and body shops.
[Added 9-7-1999 by L.L. No. 2-1999]

- L. Bottling plants, dairies, carpet cleaning and other cleaning and dyeing plants, laundries, photocopying and blueprinting.

§ 190-160. Conditional uses.

The following uses and their customary accessory uses are permitted upon the issuance of a conditional use permit pursuant to Article **XXXII**:

- A. Junkyards, autowrecking or dismantling yards and similar uses.
- B. Cement plants.
- C. Truck and freight terminals.
- D. Excavation (quarrying).
- E. Any other use of a similar character upon issuance of a conditional use permit, subject to approval of the Town Board.
- F. Small animal hospitals and/or kennels by application for conditional use permit to the Planning Board of the Town of Gates.
[Added 6-8-1978]

§ 190-161. Dimensional requirements.

- A. Lot area.
 - (1) The minimum lot area shall be that necessary to accommodate the necessary structures and all loading, parking, access and buffer area regulations required elsewhere in this chapter. When adjacent to R, MR and/or NB Districts, there shall be a minimum setback distance equal to the height of the tallest structure closest to that district boundary on the general industrial site plus the required buffer area in § **190-34B**.
 - (2) Side and/or rear yard setback shall be equal to the height of the tallest structure on either lot or 40 feet, whichever is greater, and shall be exclusive of loading and/or parking requirements.
 - (3) The depth to width ratio shall not exceed 4 to 1.
 - (4) On an interior project road where the same uses abut one another, the minimum side yard setback shall be 10% of the lot width at the required front setback line. No side yard shall be less than 10 feet. A side yard in excess of 15 feet shall not be required.
[Added 1-17-1977]
 - (5) Where the uses abut one another, as provided in Subsection **A(4)** above, the required side yard may be used for parking and/or loading. Where so used, it shall be screened from the road upon which the use fronts by evergreen or other appropriate screen plantings.
[Added 1-17-1977]
- B. Building height. Structures shall not exceed 50 feet.

- C. The maximum building lot coverage shall be 45% in the General Industrial Zone.
[Added 5-6-2019 by L.L. No. 1-2019]

§ 190-162. Off-street parking and loading requirements.

Off-street parking and loading areas shall be provided as listed in Article **IV**.

§ 190-163. Signs.

Signs are permitted as listed in Article **V**.

§ 190-164. Fences, hedges, berms and screen plantings.

Fences, hedges, berms and screen plantings are permitted or, alternatively, are required as listed in Article **VI**.

§ 190-165. Site plan approval.

Site plan approval shall be secured as listed in Article **XXXIII**.

§ 190-166. Additional requirements for permitted and conditional uses.

- A. All areas of outdoor storage or equipment parking, or both, shall be screened in such a manner that the stored material or parked equipment cannot be seen from the public road on which the use fronts and/or abuts.
- B. 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, to any plant growth or to any land adjacent to the site.
- C. 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 and design as to be a visual asset to the area in which they are located as well as to adjacent development.