

§ 240-19. Industrial B: Research Industrial District.

Regulations for the Industrial B District shall be as follows:

A. Uses permitted after site plan review:

- (1) Business office.
- (2) Research facility.
- (3) Facilities for the provision of natural gas, other than containerized natural gas, to the local community, except storage or heavy equipment yards. [Amended 6-11-2002 by L.L. No. 3-2002]
- (4) Public park or playground.
- (5) Accessory buildings and structures to Subsection A (1) through (4) above.
- (6) Facilities necessary for the provision of electrical service to the local community. [Added 6-11-2002 by L.L. No. 3-2002]
- (7) Facilities, other than towers, necessary for the provision of standard land line telephone service to the local community. [Added 6-11-2002 by L.L. No. 3-2002]
- (8) Facilities, other than towers, necessary for the provision of cable television service to the local community. [Added 6-11-2002 by L.L. No. 3-2002]

B. Uses permitted only upon issuance of a special permit:

- (1) Industrial use.
- (2) Wholesale business.
- (3) Warehouse business.
- (4) Parking facility.
- (5) Motel or hotel.
- (6) Indoor recreation.
- (7) Accessory building and structure to Subsection B (1) through (6) above.
- (8) Any use on a lot in an industrial zoning district which is adjacent, disregarding public rights-of-way, to a residential zoning district; and use not confined entirely within an enclosed building or structure; and any use involving outside storage of materials, equipment, products or by-products.

C. Uses requiring site plan review.

- (1) All uses permitted in Subsection A shall require site plan review by the Town Board.
- (2) In addition, any use listed in Subsection B which either contains more than 10,000 square feet of gross floor area or is greater than 55 feet in height shall require a site plan review by the Town Board in lieu of a special permit review.

D. Nonresidential lot and structure requirements:

- (1) Lot:
 - (a) Minimum area: none.
 - (b) Minimum lot width: none.
 - (c) Maximum lot coverage: The gross area covered by building structures, driveways, parking lots, storage areas and signs shall not exceed 60%.
- (2) Principal and accessory structures:
 - (a) Front yard setback: 40 feet.
 - (b) Side yard setback: 10 feet.
 - (c) Rear yard setback: 10 feet.
 - (d) Maximum height: No structure may exceed 55 feet unless granted an exemption by the Town Board during site plan review.
- E. Performance standards: same as Industrial A District.
- F. Buffer zone: same as Industrial A District.