

ARTICLE V – INDUSTRIAL DISTRICTS

SECTION 5.1 LIGHT INDUSTRIAL IL DISTRICTS

5.1.1 Uses Permitted in Light Industrial Districts IL

No use shall be permitted in any Light Industrial District except one listed in this Section 5.1.1.

5.1.1.1 Residential uses permitted by Section 2.1.1.2.

5.1.1.2 Restaurants and taverns.

5.1.1.3 Professional and business offices and financial institutions.

5.1.1.4 Hotels, apartment hotels and motels, providing that the lot area is equivalent to 2,000 square feet for each individual guest unit, when specifically approved by the Planning & Zoning Commission after a Public Hearing; subject to such codes as said Board may establish, giving consideration to the effect of the proposed use on present and future uses, in the vicinity, to the proposed site planning and landscaping, except that the site must be serviced by sanitary sewers and a highway or street having a curb to curb paved width of 40 feet minimum. The width of the parcel shall not be less than 150 feet, measured at the building line, nor contain less than two (2) acres. Further, subject to the codes affecting traffic safety and to other standards provided in these Regulations.

5.1.1.4.1 Floor Area:

1 Room = 400 sq. ft. minimum

2 Rooms = 600 sq. ft. minimum

5.1.1.4.2 Maximum number of rooms = 2

5.1.1.5 Vocational and technical schools, undertaker's establishments.

5.1.1.6 Clubs, lodges and community houses, radio and television studios.

5.1.1.7 Police stations, firehouses, municipal service buildings.

5.1.1.8 Telephone exchange, electric transformer station, gas, water or sewer pumping station or gatehouse, without service yard.

5.1.1.9 Public utility building, including service yard.

5.1.1.10 Basic neighborhood stores: book and stationery, cigar, drug, dry goods and notions, florist, food, including retail bakery, haberdashery, hardware.

5.1.1.11 Retail package liquor stores.

5.1.1.12 Basic neighborhood services: barber, beauty parlor, custom tailoring and dressmaking, cleaning and laundry agency, self-service washing machine establishments, jewelry and watch repair, shoe repair, radio and television repair, locksmith.

5.1.1.13 Commercial kennels and veterinary hospitals provided they are located on lots of not less than 1 acre and provided that no dogs are kept in any building or enclosure located less than 50 feet from any lot line.

5.1.1.14 Retail stores for art, artist supplies, antiques, gifts, jewelry, optical goods, and luggage, photographic supplies and studios, clothing, shoes, appliance stores, furniture, furnishings, electrical supplies, radio and television equipment, musical instruments, records, sporting goods, toys, bicycles, business equipment and typewriters and metal working machinery.

5.1.1.15 Department stores, feed stores, garden supplies, seeds, paint and wallpaper stores, furniture repair and reupholstery shops.

5.1.1.16 Studios for enhanced educational and development opportunities for children and adults. Instruction sessions shall be limited to three hours per session. No outdoor instruction or recreation shall be permitted. The maximum useable floor area for such a facility shall be no greater than 2,000 sq. ft. No use which requires a child day care license pursuant to Connecticut General Statutes Section 19a-77 thru 19a-80 shall be considered under this section 5.1.1.16. This use shall be permitted in the CA, CB and IL zones. (effective May 1, 2006)

5.1.1.17 Newspaper establishments and printing, photo-engraving and book-binding.

5.1.1.18 Blueprinting and similar reproduction service.

5.1.1.19 Wholesale offices and showrooms with storage limited to samples only.

5.1.1.20 Automobile service stations.

5.1.1.21 Mechanical, or automatic car wash 

5.1.1.22 Automotive testing facilities.

5.1.1.23 Car rental facility when specifically approved by the Planning & Zoning Commission by Special Permit after a Public Hearing, subject to such conditions as said Commission may establish' and after the Commission has given consideration to the effect of the proposed use on present and future uses in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic safety, aesthetics, the standards set forth in the purpose clause of these regulations and to any and all other standards provided in these regulations. In addition, no mechanical repairs, body repairs, painting, gasoline filling and outside storage of damaged or

inoperable rental vehicles are permitted on site. Such approval shall also be required for any expansion of such use.

5.1.1.24 Farm equipment and boat salesrooms and outdoor sales areas.

5.1.1.25 Public garages including repairs, except body work.

5.1.1.26 Automobile salesrooms and outdoor sales areas subject to the provisions of Section 8.11.

5.1.1.27 Public parking areas.

5.1.1.28 Storage, sale and repair of heavy contractor's equipment when specifically approved by the Planning & Zoning Commission after a Public Hearing, subject to such conditions as said Commission may establish; and after the Commission has given consideration to the effect of the proposed use or present and future uses in the vicinity, to the proposed site planning & landscaping, to the conditions affecting traffic safety, aesthetics, the standards set forth in the Purpose Clause of these Regulations, and to any and all other standards provided in these Regulations, but nothing herein shall be construed to permit the junking, wrecking, stripping, partial or total demolition, or reprocessing of such motor vehicles on said premises unless permitted pursuant to Section 5.2.1.55.

5.1.1.29 Theaters, indoor.

5.1.1.30 Theaters, outdoor when specifically approved by the Planning & Zoning Commission after a Public Hearing; subject to such conditions as the Commission may establish, giving consideration to the effect of the proposed use on present and future uses in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic and safety, and to other standards provided in these Regulations.

5.1.1.31 Bowling alleys, commercial skating rinks, tennis courts, golf driving ranges, indoor and outdoor miniature golf courses, commercial swimming pools, dance halls, eating and drinking places with entertainment.

5.1.1.32 Indoor tennis courts with locker and lounge facilities and indoor baseball training facility with locker and lounge facilities.

5.1.1.33 Slot car racing.

5.1.1.34 Research laboratories.

5.1.1.35 Storage warehouses, cold storage and ice manufacturer.

5.1.1.36 Wholesale distribution and trucking terminals, including the operation of truck renting and leasing; wholesale produce and wholesale meat markets.

- 5.1.1.37 Monument and stone cutting works.
- 5.1.1.38 Machine tools, lumber and building materials storage and sales.
- 5.1.1.39 Manufacturer of optical goods, business machines, precision instruments, surgical and dental instruments.
- 5.1.1.40 Motion picture production.
- 5.1.1.41 Manufacture, compounding, processing, packaging or treatment of beverages, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toilet supplies and food products excluding fish, meat, sauerkraut and vinegar and also excluding the rendering or refining of fats and oils.
- 5.1.1.42 Assembling or treatment of articles from the following previously prepared materials: bone, cellophane, canvas, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious metals or stones, shells, textiles, tobacco, wood, yarns.
- 5.1.1.43 Carpentry, woodworking, millwork manufacture and upholstery shops.
- 5.1.1.44 Fabrication and installation of glass.
- 5.1.1.45 Laundry, cleaning and dyeing establishment and rug cleaning.
- 5.1.1.46 Metal finishing, plating, grinding, polishing, cleaning and rustproofing, stamping and extrusion of small products.
- 5.1.1.47 Light metal fabrication, sheet metal work.
- 5.1.1.48 Machine shop, blacksmith shop, manufacture of light machinery.
- 5.1.1.49 Manufacture of electrical and electronic equipment, electric wire and cable.
- 5.1.1.50 Assembly only, not manufacturing of electronic and electro-mechanical systems and devices including circuit boards, wiring harness, cable assemblies and small sub-assemblies of electrical and electro-mechanical systems with Planning & Zoning Commission approval, subject to such conditions as the Commission may establish. In addition, no exterior emissions of waste products associated with the assembly process are allowed.
- 5.1.1.51 Tool and die making, including incidental casting.
- 5.1.1.52 Manufacture of ceramic products such as porcelain and pottery.
- 5.1.1.53 Manufacture of silverware and similar products.

5.1.1.54 Manufacture and assembly of toys, sporting goods, musical instruments, clocks and watches.

5.1.1.55 Brewery and distillery of beverages.

5.1.1.56 Smelting and refining of precious metals.

5.1.1.57 Wholesale distribution of petroleum products including storage in underground tanks or in tanks above ground not exceeding 10,000 gallons capacity.

5.1.1.58 Airports, landing strips for airplanes helicopters.*

5.1.1.59 Manufacture of, production of, processing or bottling or cylinderizing gases - when specifically approved by the Planning and Zoning Commission after a public hearing; notice of which shall be published in the form of a legal advertisement appearing in a newspaper having substantial circulation in North Haven at least twice at intervals of not less than two days, the first not more than fifteen days nor less than ten days, and the last not less than two days, before the public hearing. The Commission shall grant such use if it finds the proposed use and its location will not be detrimental to present or future uses in the vicinity, that the proposed use will be in accordance with accepted standards for the industry and in accordance with applicable State standards and that the use as proposed will not create a safety hazard to surrounding properties and uses.

5.1.1.60 Recycling Center — Transfer Station owned or operated under the authority of the Town of North Haven.

5.1.1.60.1 A Recycling Center — Transfer Station owned or operated by the Town of North Haven is a specifically permitted use, and all other provisions of the North Haven Town Zoning Regulations shall not be deemed to regulate, restrict nor apply after site plan approval to this use except:

(1) Any proposed new Recycling Center - Transfer Station within the Coastal Boundary shall also be required to comply with Section 10.2 of these Regulations (Coastal Site Plan Review).

(2) The Recycling Center - The owner of the Recycling Center - Transfer Station shall obtain all necessary permits. All plans and reports submitted to the Department of Environmental Protection shall be provided to the Planning and Zoning Commission.

5.1.1.61 Pet Grooming Establishments

5.1.1.62 Billiard Parlors when specifically approved by the Planning and Zoning Commission by Special Permit after a Public Hearing, subject to such conditions as the Commission may establish and after the Commission has given consideration to the effect of the proposed use or present and future uses in the vicinity, aesthetics, and any and all standards set forth in these Regulations.

5.1.1.62.1 Billiard Parlors shall not be located within 500 feet from any premises used or reserved to be used for a college, school, church, synagogue, hospital or library and shall not be located within 2,000 feet from the edge of the village green, said green being bounded by Maple, Church, Trumbull and St. John Streets. The distances required in this section shall be measured from the nearest property line of the billiard parlor property to the nearest property line of any property to which the rule applies.

5.1.1.63 Accessory uses customarily incidental to a permitted use.

5.1.1.64 Signs as permitted by Section 3.2.1.8. Signs which are painted on or affixed against and parallel to the wall or windows of the building and which pertain to a business located on the premises, provided that the aggregate area of such sign or signs on any one wall of such building shall not exceed 10 percent of the gross area of such wall. No sign shall be illuminated in such a manner that it may be mistaken for a highway traffic signal and no sign shall be flashing.

5.1.2 Required Lot Area, Width, Yards, Coverage, Height, Density

<u>District</u>	<u>IL-30</u>	<u>IL-80</u>
Minimum Lot Area, in sq.ft.	30,000	80,000
Minimum Lot Width, Ft.	100*	200
Minimum Front Yard, ft.	75	75
Minimum Rear Yard, ft.	40	75
Minimum Side Yard, Each, feet	20	25
Maximum Building Coverage, % including accessory buildings	35	35
Maximum Height, ft.	60	60

5.1.3 Additional Regulations

5.1.3.1 Approval of Layout: All plans for the development of a lot in any Commercial or Industrial District shall be submitted to the Planning and Zoning Commission for approval before a permit is issued. Such plans shall be prepared in accordance with the provisions of Section 10.1.

5.1.3.2 In an Industrial District where a single use or group of related uses occupies a single lot in excess of 30 acres, the following is permitted:

5.1.3.2.1 The maximum coverage shall be increased to 50%.

5.1.3.2.2 Parking requirements stipulated in Section 8.5.1.2 may be located across a town roadway, provided that not more than 75% of the required parking is so located.

5.1.3.2.3 The following requirements must be met in such cases:

(1) The lot on which such use or uses is located, as well as the lot containing parking, shall not border on any Residential District.

(2) Where parking requirements are located on a lot across a town roadway, requiring pedestrian access across such town roadway, the location, geometry, and safety precautions of such crossing shall be approved by the North Haven Planning and Zoning Commission and North Haven public safety agencies.

(3) The site must adhere to all other conditions and requirements of Section 5.1.2.

5.1.3.3 In Industrial Districts, not more than 75 percent of the area of the required front yard shall be used for driveways as provided or for parking, and the balance shall be suitably landscaped and maintained in good appearance. No portion of such required front yard shall be used for storage or for any purpose except as above provided.

5.1.3.4 Before a permit is issued pursuant to Section 5.1.3.1, a bond consisting of a commercial surety company bond or cash (in the form of a bank passbook) shall be filed with the Planning and Zoning Commission in a form satisfactory to said Commission and in an amount equal to the detailed estimate of cost of construction to complete all median strips, curbing, driveways, parking areas and landscaping as indicated on the final approved site plan. Said bonded work is to be completed within five (5) years of the date of approval of said approved site plan.

5.1.3.5 In an IL-80 District, the Commission may, after a public hearing, taking into account the health, safety, and general welfare of the public; the conditions affecting traffic safety and other standards set forth in the Connecticut General Statutes; issue a Special Permit that shall allow for the following provided the requirements set forth below are met:

5.1.3.5.1 One side yard on each adjacent lot may be omitted provided the requirements of Sections 4.3.3.4.1 through 4.3.3.4.3 are met.

5.1.3.6 The lot frontage requirement may be omitted provided that:

5.1.3.6.1 The lot(s) without frontage on a public street shall be served by an easement, recorded in the records of the Town Clerk, which easement shall provide, in the discretion of the Commission, safe and adequate public access

to the lot(s). Said easement shall have frontage on a public street that complies with the lot frontage requirement.

5.1.3.6.2 The minimum lot area for the lot and any other lot created by the application of this regulation shall be no less than ten (10) acres.

5.1.3.7 The provisions of Section 8.7.8.1 and 5.1.3.3 pertaining to landscaping in the front yard may be omitted provided that:

5.1.3.7.1 The lot frontage requirement has been omitted by the Commission in accordance with Section 5.1.3.6; and

5.1.3.7.2 The contiguous lot with frontage on a public street shall provide for a continuous strip of landscaped area as set forth in Section 8.7.8.1 not less than 15 feet wide between the street line and the balance of the lot and the average width of that continuous strip shall be at least 30 feet; and

5.1.3.7.3 The combined front yard areas of the lot(s) and the contiguous lot(s) with frontage on a public street shall provide for a total percentage of suitably landscaped areas as required in Section 5.1.3.3; and

5.1.3.7.4 The lot(s) must be used for the same use as and be accessible to the contiguous lot(s) with frontage on a public street.

5.1.3.8 **Lots Adjacent to a Railroad:** No side or rear yard shall be required in that portion of a lot in a Commercial or Industrial District where such lot is contiguous to a railroad right-of-way. In the case of a lot in a Commercial District which is contiguous to a railroad right-of-way for a distance of not less than 200 feet, the Maximum Building Coverage may be increased to 35 percent for use for warehousing and manufacturing.

5.1.3.9 **Lots in Industrial Districts Adjacent to a Limited Access Highway:** In the case of a lot in an industrial district, where the lot is immediately adjacent to a limited access highway, including the right-of-way of a ramp or other approach to such limited access highway where there is no right of access to such lot, the lot must comply with all applicable requirements of these Regulations pertaining to area, width, yards, coverage, height and provisions for off-street parking aid for loading and unloading of trucks.

5.1.3.10 **Conservation Areas:** Wherever in a Commercial or Industrial District the property owner, at the request of the Town, deeds certain property to the Town for conservation purposes, lot, area, width, yard requirements and building coverage shall be those allowed for, the total parcel including the conservation area. The deeding of such property shall in no way remove the obligation to meet other requirements of these regulations, particularly regarding parking and loading and sign control.

5.1.3.11 Special Permit for Pedestrian Bridge Structures: This special permit requires a public hearing before the Planning and Zoning Commission may issue the permit. A pedestrian bridge is an accessory use that is exempt from the set back requirements only where the bridge crosses one lot to another lot to connect two buildings.

The percentage of lot coverage requirements shall not apply to the erection, use or maintenance of any pedestrian bridge structure designed to connect one physically conforming commercial or industrial building to another such conforming building provided that the following conditions are met:

5.1.3.11.1 The conforming buildings are under single ownership or used by a single occupant and are located on adjacent lots or across a Town roadway.

5.1.3.11.2 The approval of the North Haven Board of Selectmen shall be required when such pedestrian bridge structure crosses a Town roadway. All easements, agreement and/or conditions between the applicant and the Town must be reviewed by the Town Attorney, the Town Engineer and the Police Commission. Upon acceptance by the Board of Selectmen, all applicable documents must be filed in the Town's land records.

5.1.3.11.3 No identification or advertising signs of any nature shall be permitted on the pedestrian bridge structure itself.

5.1.3.11.4 Appropriate height clearances and safety signage, as determined by the North Haven Fire and Police Departments, shall be required for bridge structures crossing Town roadways.

5.1.3.11.5 In case of change of occupant of connected buildings and cessation of the need for bridge, such bridge shall be removed and openings in said buildings closed.

5.1.3.12 Airports and Heliports: No land shall be used for an airport, air landing strip or heliport or landing field for helicopters, except upon the approval of the Planning and Zoning Commission. Before granting such approval, the Commission shall find:

5.1.3.12.1 That such airport, air landing strip or heliport is necessary for the public convenience or for the convenience of commercial or industrial establishments located in the Town of North Haven or in an adjacent town,

5.1.3.12.2 that the location is such that no undue nuisance or danger therefrom will affect any neighboring property, and

5.1.3.12.3 that the site provides adequate room for landing and take-off with access paths, safety zones and landing areas approved by the Connecticut Department of Aeronautics.

5.1.3.13 Industrial Parks: In the case of the development of a tract of land in any IL or IG District, consisting of not less than 20 acres, under a plan of subdivision approved by the Planning and Zoning Commission, which plan of subdivision shows land to be dedicated to the Town for use as limited access highway with no right-of-access to adjacent properties or to be dedicated to the Town or other entity approved by said Commission for use as a park or flood protection and conservation area, the maximum building coverage permitted by Section 5.1.2 hereof may be increased by a factor obtained by dividing the area of lots in such subdivision including the area to be so dedicated by the area of such lots after deducting the areas to be so dedicated, but in no case to a building coverage greater than 30 percent.

(1) The Planning & Zoning Commission may, at its discretion, treat a group of multiple dwellings, public, institutional, commercial or industrial buildings as occupying one single lot, provided that such group of buildings is located on a single undivided parcel of land entirely under the same ownership and provided further that said Commission may require that driveways for vehicular access to and for circulation within the lot shall conform to the standards for streets as established by the Subdivision Regulations.

(2) In the case of the development of a parcel of land with a group of buildings which the Planning & Zoning Commission finds to be designed or intended for present or future sale or lease as separate buildings or plots of ground, so as to divide the original parcel into three or more parts, or to be capable of such division, no permit shall be issued under the provisions of Section 13.1.3 of these Regulations until the Commission shall have approved the plan for such development under the provisions of the Subdivision Regulations.

5.1.3.15 Waste Treatment Facilities in Commercial and Industrial Districts: In the case of the development of, any additions to, expansion of, or any changes in the site plan of any building or structure located or to be located on any lot or tract of land in a commercial and/or industrial district the use of which site requires or is required to have a private waste water treatment system, such system shall be designed so as to contain and prohibit emissions of any offensive or harmful odors, fumes, and/or gases into the atmosphere as well as the effect, if any, such system shall have on the health, welfare, safety or inhabitants within the surrounding areas and the effect same will have on the aesthetics of the area. In considering the health, welfare, safety of the inhabitants within the surrounding areas as well as the effect such system will have on the aesthetics of the area as well as the size and anticipated gallonage of the proposed system the Commission may in its discretion require that such system be totally enclosed and may totally prohibit the use of oxidation ponds, open lagoons and/or holding basins.

Specifically excluded from this regulation will be any subsurface sewage disposal system designed and used for the disposal of domestic waste as well as any public facility owned and operated by the Town of North Haven.

This regulation shall become effective on passage and publication as required by state statute.