

SECTION 8

INDUSTRIAL ZONE I-1

8.1 The following uses are permitted by right:

- A. Single family and two family dwellings and accessory buildings and uses existing prior to the effective date of this regulation. Residences in industrial zones shall conform to the regulations prescribed for R-1 zones. See Section 4, Table 1 for lot requirements for single and two family dwellings.
- B. Pet Training Facilities and Day Care
- C. Buildings, uses and structures accessory to permitted principal uses, buildings and structures.

8.2 The following uses are permitted subject to the issuance of a **special permit** by the planning and zoning commission:

- A. Medical Marijuana Producers (Licensed) in the I-1, however, properties located in the Gateway Conservation Zone will be subject to the special permit standards described in Section 15 *and* Section 10.6 d of these Regulations.
- B. Microbreweries, in the I-1, however, properties located in the Gateway Conservation Zone will be subject to the special permit standards described in Section 15 *and* Section 10.6d of these Regulations.
- C. Veterinary Clinic or Hospital
- D. Legal industrial uses which are not dangerous by reason of fire or explosion hazard, nor injurious, noxious or detrimental to the community or neighborhood by reason of the emission dust, odor, fumes, smoke, wastes, refuse matter, noise, vibration, or because of any other objectionable feature, except for the following which are prohibited: Acetylene gas manufacture; acid manufacture; alcohol and ammonia manufacture; ash storage or treatment/arsenal; asphalt manufacture or refining; blast furnace; bleaching powder or chlorine manufacture; boiler works, brewery; cement, lime, gypsum or plaster- of-Paris manufacture; coke oven; crematories; creosote manufacture or treatment, disinfectants manufacture; distillation of

bones, coal or wood; dyestuff manufacture; explosives or fireworks manufacture or storage; fat rendering; fertilizer manufacture; gas manufacture; glue, size or gelatin manufacture; oilcloth or linoleum manufacture; paper and pulp manufacture; refining of, or wholesale storage of petroleum or its products; rolling mill or drop-forge; shoe polish manufacture; smelting of tin, copper, zinc, or iron ores; slaughter of animals or fowls and stockyards; tanning, curing or storage of rawhides or skins; tar distillations or manufacture; tar roofing or waterproofing manufacture; yeast plant; junk yard.

- E. Change of Use for Non-Conforming Uses per Section 29.4
- F. Buildings, uses, and structures accessory to principal uses, buildings, and structures, provided that they are included in the site plan approval or as modifications of such approval

8.3 Buffering Requirements

Where any lot or part thereof abuts a lot devoted to residential use without separation by a street or where the lot is used for a construction or contracting yard and the Commission determines a buffer strip necessary, there shall be a fifteen (15') foot wide landscaped buffer strip properly seeded with grass and planted with trees and shrubs to insure an adequate screening between industrial and residential uses. Plans showing the work to be done, with assurance of completion and future maintenance, shall be filed with and approved by the Planning and Zoning Commission before such lot or portions thereof may be used for industrial purposes. The buffer strip shall be located on the lot devoted to the industrial use. Failure to maintain such strip in good condition shall constitute a violation of these regulations by the owner of such lot or portion thereof.

8.4 Performance Standards

- A. Dust, dirt, fly ash and smoke: No dust, dirt, fly ash or smoke shall be emitted into the air as to endanger the public health and safety; to impair the safety, value and enjoyment of other property; or constitute a critical source of air pollution by itself or in conjunction with other existing sources of dust, dirt, fly ash or smoke.
- B. Odors, gases and fumes: No offensive odors or noxious, toxic or corrosive fumes or gases shall be emitted into the air.
- C. Noise: With the exception of time signals and noise necessarily involved in the construction or demolition of buildings and other structures, no noise which is objectionable due to volume, intermittence, beat frequency or shrillness shall be transmitted outside the property where it originates.

- D. Glare and heat: The use shall be arranged so that any glare or radiant heat produced is shielded so as not to be perceptible at or beyond any property line.
- E. Vibration: With the exception of vibration necessarily involved in the construction or demolition of buildings and other structures, no vibration shall be transmitted outside the property where it originates.
- F. Sewage: The disposal of sanitary wastes shall comply with standards and regulations established by the most recent edition of the Public Health Code of the State of Connecticut. The discharge of substances into rivers and streams shall be subject to regulations of the Connecticut Department of Energy and Environmental Protection and to any other applicable regulation. There shall be no discharge of industrial waste onto the ground or into ground or surface waters.
- G. Fire and explosion hazards: The uses shall conform to the Fire Safety Code of the State of Connecticut, and any other applicable regulation.
- H. Ionizing radiation and radioactive materials: The use shall conform to the most recent edition of the Public Health Code of the State of Connecticut with regard to sources of ionizing radiation and radioactive materials and to any other applicable regulation.
- I. Electromagnetic interference: The use shall conform to the regulations of the Federal Communications Commission with regard to electromagnetic radiation and interference, and to any other applicable regulation.