

SECTION 9

INDUSTRIAL PARK ZONE

9.1 Description and Purpose

The Industrial Park District has been established in order to provide for the most rational and orderly development of land uses. Further development of residences is prohibited in the district in order to effectively utilize the supply of suitable industrial land and to prevent residences from being established under mutually adverse conditions.

The regulations for this district are intended to encourage development compatible with surrounding or abutting residential, institutional and public uses, and to insure suitable open spaces, landscaping and parking area. To these ends, development is limited to a relatively low density; external effects are minimized; and permitted uses are confined to those administrative, storage, distribution, and manufacturing activities that can be carried on in a stable and orderly manner, and to permit those facilities that are necessary to serve the needs of the district.

9.2 The following uses are permitted by right:

- A. Pet Training Facilities and Day Care
- B. Executive or administrative offices.

9.3 The following uses are permitted subject to an approval by a site plan in accordance with Section 14 of these Regulations: none

9.4 The following uses, and no others, shall be permitted in the industrial park district subject to the issuance of a **Special Permit** in accordance with Section 15 of these regulations, including site plan review, by the Planning and Zoning Commission:

- A. Medical Marijuana Producers (Licensed) 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, 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.
- C. Research laboratories.
- D. The manufacture, processing or assembling of goods.

- E. Warehousing or wholesale businesses.
- F. Any necessary or related uses customarily incidental to any permitted use or necessary to adequately serve the needs of the district shall be permitted in the Industrial Park District.
- G. Veterinary Clinic or Hospital
- H. Communication towers subject to the provisions of Section 25.

9.5 Open Space and Other Requirements

Each lot shall have a minimum of two acres and shall have a frontage of 200 feet or more on an accepted Town road and for each acre over the minimum lot size an additional 25 feet frontage on an accepted Town road shall be required.

A ratio of seven square feet of land area to one square foot of floor area excluding basement floor area but including the area occupied by accessory structures and outdoor uses, shall be maintained.

- A. A portion of or all abutting permanent public open space land may, at the discretion of the Commission, be considered to fulfill in part the open space land required in the determination of the permitted floor area, to the extent that the Planning and Zoning Commission determines it to be:
 - * an equitable distribution among abutting industrial uses as determined by the Commission, and
 - * consistent with the objectives of this ordinance and the interests of the community.
- B. A portion or all of the area occupied by accessory buildings, parking areas, and outdoor uses may, at the discretion of the Commission, be considered to fulfill in part the open space land area required in determination of the permitted floor area to the extent that the Planning and Zoning Commission determines it to be consistent with the objectives of this ordinance and the interest of the community.
- C. No primary building shall be less than 5,000 square feet in floor area;
- D. No building or other structure shall extend within 70 feet of any street line or within 30 feet of any lot line.

9.6 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.

9.7 General Requirements:

- A. Only outdoor storage areas which are in accord with the objectives of the Industrial Park District and are shown on the approved Site Development Plan on file with the Town Clerk are permitted.
- B. Off-street parking and loading spaces shall be provided in accordance with Section 21.
- C. Provisions shall be made in the development of any parcel, when deemed practical and necessary and in accordance with the objectives of the Industrial Park District, to allow for future access to abutting parcels.
- D. All utilities shall be placed underground.
- E. Appropriate screening shall be provided for parking areas, loading areas, accessory buildings, storage areas and other appropriate areas as required by Section 8.3 for Industrial Zones.
- F. All roads shall be constructed according to the standards set forth in the Regulations for Public Improvement and the Subdivision Regulations of the Town of Haddam.
- G. Where any lot or part thereof abuts a lot devoted to residential use without separation by a street, 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 commercial or 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 commercial purposes. The buffer strip shall be located on the lot devoted to the commercial or 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.