

ARTICLE 2, DIVISION 4: INDUSTRIAL DISTRICT

Sec. 86-60 Permitted Uses

In the I-1 District, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a “P” are permitted by right, whereas uses denoted by “C” are considered conditional land uses and uses denoted by “S” are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *ARTICLE 5, DIVISION 3: SPECIAL LAND USES*.

Permitted Uses in the Industrial District	
	I-1
Care Facilities	
Adult and child residential care facilities in accordance with <i>Section 86-10 Adult and Child Care Facilities</i> .	S
Entertainment and Recreational	
Adult Entertainment Regulated Uses	S
Commercial Recreation Facilities, Private	P
Social Clubs	P
Finance, Medical and Professional Office and Research and Development	
Basic Design, Research, Design and Pilot and/or Experimental Product Development Service, and Retail Trade	P
Data Processing and Computer Centers, Including Service and Maintenance of Electronic Data and Processing Centers	P
Medical Laboratories	P
Professional and Corporate Offices	P
Veterinary Hospital	C
Animal Grooming Establishment	C
Commercial, Retail and Service	
Automobile Repair Establishment (Major Repair)	P
Billboards and Off-Premise Signs	S
Business Centers, combining small-scale office, and industrial space	P
Commercial Parking Lots	S
Central Dry Cleaning Plants and Laundries	P
Health Clubs and Related Uses Including Martial Arts Instruction and Gyms	P
Kennels	C

CITY OF VASSAR ZONING ORDINANCE

Mini- or Self-Storage Warehouses	C
Outdoor Display	C
Outdoor Storage	S
Pet Boarding Facilities	C
Radio and Television Studios and Stations	S
Public, Institutional, and Utilities	
Business, Research, Vocational, and Technical Training Schools	P
Essential Public Services	P
Essential Public Service Buildings and Storage Yards	S
Governmental Offices or Other Governmental Uses, Post Offices, Public Utility Offices, Exchanges, and Transformer Stations.	P
Public and Quasi-Public Institutional Buildings, Structures and Uses	P
Wireless Communications Facilities	S
Industrial	
Airports, Landing Fields, Hangars and Similar Uses	S
Assembly, Manufacture, Compounding, Processing, Packaging, or Treatment from previously prepared materials, or repair, of such products as, but not limited to food products, excluding bakery goods and candy and plastics	P
Assembly, Manufacture, Compounding, Processing, Packaging, or Treatment from previously prepared materials, or repair, of such products as, but not limited to: bakery goods and candy; cosmetics, pharmaceuticals, and toiletries; hardware and cutlery; pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas; musical instruments, toys, sporting goods, and novelties; small molded rubber products; electrical appliances, electronic instruments and devices, electronic consumer products, and photographic equipment; electric or neon signs; light sheet metal products, including heating and ventilating equipment, siding, cornices, eaves, and the like; textile goods; apparel, jewelry, and leather goods; and furniture and fixtures	P
Assembly, Manufacture, Fabrication, Processing, Packaging, or Treatment of products indoors from previously prepared material including bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, rubber, precious or semiprecious metals or stones, shell, textiles, tobacco, wax, wire, wood (planing mills shall not be permitted), and yarns	P
Breweries, Distilleries and Wineries	P
Concrete and Asphalt Batch Plants	S
Experimental, Film, or Testing Laboratories	P
Extractive Uses (Commercial Mining of sand, gravel, stone, and similar)	S
Filling Stations (Flammable and Combustible Liquids or Gases)	S
Heat Treatment Plants	S

CITY OF VASSAR ZONING ORDINANCE

Incinerators, Cogeneration Plants, Recycling Centers, and Composting Facilities	S
Laboratories-Experimental, Film, or Testing	P
Lumber and Planing Mills	S
Metal Plating, Buffing, and Polishing	P
Painting and Varnishing Shops	P
Printing, Lithography, Blueprinting, Publishing, and Similar Uses	P
Railroad Transfer and Storage Yards	S
Retail Sales of Goods Assembled, Manufactured, Compounded, Processed, Packaged, or Treated from Previously Prepared Materials, or Repaired or Stored, on The Premises, Provided the Building Floor Area Devoted to Retail Sales Comprises no more than 25% of Principal Building Floor Area and the Outdoor Sales Area Comprises no more than 25% of the Minimum Required Lot Area	P
Salvage Yards	S
Stamping Plants	P
Tool, Die, Gauge and Machine Shops	P
Truck Terminals, Truck Stops, and Truck Service Facilities	S
Warehousing and Wholesale Establishments, Material Distribution Facilities	P
Water Filtration and Wastewater Treatment Plants, Reservoirs, and Sewage Treatment Facilities	S
Accessory	
Accessory buildings, structures and uses, customarily incidental to any of the above principal uses	P
Accessory buildings, structures and uses customarily incidental to any of the above special land uses	S

Sec. 86-61 Site Development Requirements

All principal uses, conditional land uses, and special land uses are subject to the following site development requirements:

- a. ARTICLE 3: GENERAL PROVISIONS
- b. ARTICLE 4, DIVISION 1: OFF-STREET PARKING AND LOADING STANDARDS
- c. ARTICLE 4, DIVISION 2: ACCESS MANAGEMENT AND DRIVEWAY STANDARDS
- d. ARTICLE 4, DIVISION 3: LANDSCAPE STANDARDS AND TREE REPLACEMENT
- e. ARTICLE 4, DIVISION 4: SIGNS
- f. ARTICLE 4, DIVISION 6: LIGHTING STANDARDS

g. ARTICLE 5, DIVISION 1: SITE PLAN REVIEW

Sec. 86-62 Industrial District, I-1

a. The I-1, Industrial District is intended to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, or treatment of finished or semi-finished products from previously prepared material. Since available industrial land in the City is limited, this district is also intended to accommodate uses that are office- or research-type, along with “business center” buildings that combine office and flexible industrial space. It is further intended that the processing of raw material for shipment of bulk form, to be used in an industrial operation at another location, not be permitted.

b. Area, Height, Bulk, and Placement Regulations

I-1	
Lot Size	
Minimum Area	-
Minimum Width	-
Setbacks	
Front yard (min.)	20 ft.
Side yard (min)	
Least One	20 ft.
Total Two	40 ft.
Rear yard (min.)	20 ft.
Building Height	
Stories (max.)	-
Feet (max.)	35 ft.
Building Area	
Floor area per unit (min.)	-