TABLE 2.5 INDUSTRIAL [I] DISTRICT

(A) Purpose. The purpose of the Industrial District is to encourage a variety of industrial, manufacturing and appropriate commercial uses, while protecting such uses from incompatible residential uses, in locations served by municipal water and sewer and good highway access.

(B) Conditional Uses:
1. Accessory Structure/Use (to a conditional use)
2. Agricultural and Forest Processing [see Section 4.11]
3. Caretakers Apartment [see Section 4.2]
4. Contractor's Yard
5. Day Care Center [see Section 4.6]
6. Extraction of Earth Resources [see Section 4.8]
7. Hazardous Waste Facility [see Section 4.15]
8. Industry [Light] [see Section 4.10]
9. Industry [Heavy]
10. Motor Vehicle Service [see Section 4.14]
11. Public Facility [see Section 4.15]
12. Salvage Yard [see Section 4.16]
13. Sawmill
14. Telecommunications Facility [see Section 4.17]
15. Transfer Station [see Section 4.15]
16. Warehouse/Storage

(C) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Size	20,000 square feet
Minimum Frontage	100 feet
Minimum Setback/Front (Starting 25 feet from the road centerline)	20 feet
Minimum Setback/Side	20 feet
Minimum Setback/Rear	20 feet
Minimum Setback/District Boundary	20 feet
Maximum Height	35 feet

Situation:
The Industrial District currently does not have any Permitted Uses. This would appear to be almost counter-intuitive to the goal of the zoning district. The uses should certainly be reviewed by Conditional Use but additions and accessory structures to existing uses could be reviewed administratively as permitted uses. This type of development has occurred on a regular basis.

(A) Permitted Uses:
1. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
2. Additions to existing Conditional Use less than or equal to 500 sq. ft.

If the Planning Commission creates language to address this proposal, the language would be forwarded to the Development Review Board at their next meeting (10/4/23) for their response.