

Sec. 63-05(10). IND Industrial District

Purpose

This district is intended primarily for manufacturing and closely related uses. It is intended to preserve such lands for the functions of industrial activity, wholesaling, warehousing and distribution. To allow maximum latitude for operations, performance standards are applied at district boundaries. It is further the intent of this district that it be so located in relation to major thoroughfares that resulting traffic generated by industrial activity will not be channeled through residential areas.

Permitted Principal Uses and Structures

1. Wholesaling, warehouse, storage or distribution establishments (except bulk storage of flammable liquids) and uses of a similar nature.
2. Automobile, boat, construction and farm implement sales, service and repair.
3. Printing and publishing.
4. Agricultural-related uses including feedmills and co-ops.
5. Service establishments catering to commercial and industrial uses including business machine services, linen supply, freight movers, communication services, canteen services and uses of a similar nature.
6. Light manufacturing uses including bottling, packaging, laboratories and uses of a similar nature.
7. Manufacturing uses including production, processing, cleaning, testing and the distribution of materials and goods except wrecking yards, fertilizer and chemical manufacture and canneries or slaughterhouses. All manufacturing uses are subject to the provisions of Section 63-07(6).
8. Building contractor with storage yard.
9. Transportation terminals.

Permitted Accessory Uses and Structures

1. Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
2. Outside storage of materials and products provided such storage shall not be closer than 25 ft. from the street line or 10 ft. from any lot line. Storage areas shall be enclosed by fencing material and/or landscaping to be 75% or more opaque between 2 and 6 feet above average ground level. All storage areas shall be surfaced with gravel or hard surface materials. Storage materials shall not be piled or stacked to a height beyond the principal building.
3. Temporary storage of waste materials and trash provided such materials/trash shall be enclosed by a fence of solid material not less than 6 ft. in height.
4. Public Utility Installations.

Special Exception Uses and Structures

1. Bulk storage of flammable liquids.
2. Fertilizer and chemical manufacture subject to the provisions of Section 63-07(6).
3. Canneries and slaughterhouses subject to the provisions of Section 63-07(6).
4. Automobile wrecking or salvage yards and junk yards provided such use shall not

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be located closer than 250 ft. to any property zoned residential, and no portion of the lot within 25 ft. of a public street or highway shall be used for any purpose other than off-street parking for employees or patrons. All activities and storage shall be completely enclosed pursuant to the landscaped buffer requirements of Section 63-06(11).

5. Sanitary landfills and energy recovery systems.

Dimensional Requirements

1. All Permissible Principal Uses and Structures. Minimum dimensions: lot area - 12,000 sq. ft.; lot width - 100 ft.; front yard - 35 ft.; side yards - 20 ft. each; rear yard 25 ft.; provided, however, there are no rear or side yard requirements when a railroad right-of-way abuts at the side or the rear of the property line. Any required side or rear yard adjacent to a residential district boundary shall be subject to the landscaped buffer requirement of Section 63-06(11). Maximum lot coverage - 35%. There are no maximum height requirements except that for every 2 feet in height above 50 ft., the width or depth of yards shall be increased by 1 foot. A site plan under Section 63-10 is required for all buildings and structures exceeding 30,000 sq. ft. in floor area.

Permitted Accessory Signs

1. For Each Principal Building. For each principal building or each frontage on a public street or highway, if such establishment is located at the intersection of two (2) public streets or highways, the following signs:
 - a. One detached sign, in the building setback area (front yard), limited in aggregate area to 250 square feet; provided, however, that no part of a supporting structure shall be closer than 10 feet to the right of way, no part of the sign shall overhang the right of way and at least 12 feet of clear space, exclusive of the supporting structure, shall be maintained underneath the sign for visibility purposes.
 - b. Flat signs limited in aggregate area to twenty percent (20%) of the wall area fronting on a public street or highway.
2. Temporary signs advertising the sale or lease of property.

Off-Street Parking Requirements

1. Applicable parking requirements as specified in the CR District.
2. Manufacturing: 1/employee on maximum shift.