

D. I-2 Industrial 2 District.

(1) I-2 intent. *The purpose of the I-2 District is to promote and accommodate processes that primarily operate in a clean and orderly manner that may involve exterior activities sensitive to environmental features and available public services. Other uses are permitted that provide the logistical assembly, shipping, storage, servicing, or similar support for retail or other business uses. This district should be located away from residential districts.*

(2) *Uses allowed. In addition to the following requirements, all land uses and/or structures shall comply with all relevant local, county, state or federal permits and regulations prior to or as a condition of final zoning approval.*

(a) Department of Planning and Development issuing a building permit: (reserved)

(b) Planning Board site plan approval:

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| [1] Exhibit hall. | [6] Utility substation. |
| [2] Wholesale. | [7] Emergency vehicle station. |
| [3] Warehouse. | [8] Building products sale, storage and display. |
| [4] Trucking terminal. | [9] Cropland. |
| [5] Manufacturing. | |

(c) Planning Board special permit approval: (reserved)

(d) ZBA special permit approval and optional advisory referral to the Planning Board: (reserved)

(e) Town Board special permit approval and optional advisory referral to the Planning Board:

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| [1] Heavy equipment sales, service, exterior storage and display. | [5] Motor vehicle rental.
[Added 4-05-2010 by L.L. No. 3-2010] |
| [2] Contractor's service yard. | [6] Commercial Nursery
[Added 2-7-2011 by L.L. No. 1-2011] |
| [3] Motor vehicle storage. | [7] Commercial Greenhouse
[Added 2-7-2011 by L.L. No. 1-2011] |
| [4] Outdoor furnace.
[Added 10-19-2009 by L.L. No. 4-2009] | |

(3) Cross-reference to other commonly used regulations; see sections noted:

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| (a) <i>Definitions: see Article II.</i> | |
| (b) <i>Accessory uses and structures:</i> | <i>see § 230-20A.</i> |
| (c) <i>Lot: structure dimensional exemptions:</i> | <i>see § 230-20B.</i> |
| (d) <i>Parking:</i> | <i>see § 230-21.</i> |
| (e) <i>Signs:</i> | <i>see § 230-22.</i> |
| (f) <i>Utility substation:</i> | <i>see § 230-27.</i> |
| (g) <i>Highway Overlay Zone:</i> | <i>see § 230-19</i> |

(4) Industrial 2 lot and structure dimensional requirements. [Note: When a lot is surrounded on all sides (including across a highway ROW) by other industrial zones, the standards with the asterisk (*) apply.]

- (a) Lot.
 - [1] Area, minimum: n/a.
 - [2] Width, minimum: n/a.
 - [3] Depth, minimum: n/a.
 - [4] Coverage, maximum building: 60% ; *75%.
 - [5] Coverage, maximum total: 80% ; *90%.

- (b) Principal structures and attached accessory structures.
 - [1] Front yard minimum:
 - [a] NYS or county highway: 200 feet.
 - [b] Town or private highway: 50 feet.
 - [2] Side yard minimum: 25 feet.
 - [3] Rear yard minimum: 25 feet.
 - [4] Maximum height: n/a.
 - [5] Maximum gross floor area: n/a.
 - [6] Maximum number of floors: n/a.

- (c) Accessory structures, detached.
 - [1] Front yard minimum: existing principal structure rear line.

 - [2] Side yard setback: 25 feet.
 - [3] Rear yard setback: 25 feet.
 - [4] Maximum height: same as principal structure.

(5) Industrial 2 supplemental district design standards. [Note: When a lot is surrounded on all sides (including across a highway ROW) by other industrial zones, the standards with the asterisk (*) apply.]

- (a) Front perimeter landscape strip (% of front yard depth): 50% ; *25%.
- (b) Additional side or rear yards where abutting a nonindustrial district: 100 feet.
- (c) Structure design, scale and materials:
 - [1] When a new or modified land use and/or structure is proposed on any property that is entirely or partially within 500 feet of a Residential Zone District boundary, then the reviewing board shall also consider the compatibility of the site and building design, scale of site development, and any impacts related to such development with the existing or planned character of those residential zones.
 - [2] Any open storage of materials or waste shall be screened from view from all property lines with a seven-foot-high fence, hedge or similar opaque barrier. Such screening shall comply with applicable setbacks.