

AVON ZONING ORDINANCE

CHAPTER 12. REVISION HISTORY

CHAPTER 12. INDUSTRIAL DISTRICTS

Ordinance #	Plan Commission Approval Date	Town Council Adoption Date	Description
2002-14	09-24-02	11-14-02	Adoption of Chapter 12.
2010-20	09-27-10	10-14-10	Industrial Districts Use Matrix consolidated into Chapter 27: Permitted Use Table.

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CHAPTER 12. INDUSTRIAL DISTRICTS

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Section 12-1. General Purpose Statement

The industrial districts set forth herein are established to provide for and serve existing industrial and related uses and to encourage the development of new industrial activity. Taken together, the industrial district's blend to provide a broad range of alternatives for industrial development. Notwithstanding further provisions of Section 13-1(1), more than one principal use may be permitted on a lot within the I-4 Industrial Park District.

Section 12-2. General Cross-reference Guide for Additional Regulations

1. Land Use Interpretation

All applications for a permitted or special exception which are not listed in Table 12-1 (The Industrial District Use Matrix) shall be submitted to the Zoning Administrator for a use interpretation pursuant to the standards and procedures set forth in Chapter 4, Section 4-7 (Interpretations).

2. Temporary Uses

Certain temporary uses may be permitted in the industrial districts subject to the provisions of Chapter 13, Section 13-13 (Temporary Uses) and the securing of a temporary use permit, pursuant to Chapter 4, Section 4-9 (Temporary Use Permit).

3. Parking and Loading.

The parking and loading requirements applicable in the industrial districts are set forth in Chapter 15 (Off-Street Parking and Loading).

4. Signs

Sign regulations applicable in the industrial districts are set forth in Chapter 18 (Signs).

5. Performance Standards

Requirements relating to performance standards in the industrial districts are set forth in Chapter 14 (Performance Standards).

6. Development Plan Review

Certain development activities within the districts set forth below shall be subject to development plan review pursuant to Chapter 4, Section 4-8 (Development Plans).

7. Landscaping and Screening

Requirements relating to landscaping, screening, and buffering in the industrial districts are set forth in Chapter 16 (Landscaping and Screening).

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8. Nonconforming Lots

Requirements relating to nonconforming lots, uses, and structures in the industrial districts are set forth in Chapter 6 (Nonconforming Lots, Uses and Structures).

Section 12-3. Industrial Districts General Regulations

1. Permitted Uses

The uses permitted in the industrial districts established herein are listed in the Industrial District Use Matrix set forth in Table 12-1. The uses shall be considered permitted as of right, subject to any limitations set forth in Table 12-1, this Ordinance, or other Town ordinance or code, and the securing of a Improvement Location Permit pursuant to Chapter 4, Section 4-1 (Improvement Location Permit).

2. Special Exceptions

The uses allowed as special exceptions in the industrial districts established herein are listed in the Industrial District Use Matrix set forth in Table 12-1. The uses may be allowed subject to any limitations set forth in Table 12-1, this Ordinance, or other Town ordinance or code, and the securing of a special exception permit pursuant to Chapter 4, Section 4-4 (Special Exceptions).

3. Accessory Uses

Accessory uses, buildings and structures customarily incidental to and commonly associated with a principal use may be permitted, subject to the provisions of Chapter 13 (Specific Use Requirements) and any limitation contained herein. Specifically permitted or allowed accessory uses, buildings and structures are listed in Table 12-2 (Industrial District Accessory Use Matrix). Within the Industrial Districts, wireless communication service facilities may be considered an accessory use subject to the requirements of Chapter 13, Section 13-12 (Wireless Communication Service Facilities).

4. Bulk Regulations

Subject to the limitations contained therein and elsewhere in this Ordinance, the bulk regulations that apply to the industrial districts are listed in Table 12-3 (The Industrial District Bulk Matrix).

5. Prohibited Uses

Uses not listed as permitted or special uses in the Industrial District Use Matrix set forth in Table 12-1 below are hereby strictly prohibited.

Section 12-4. Purpose Statements

1. I-1 Transitional Industrial District

The I-1 Transitional Industrial District established herein is to provide for the development of institutional and research oriented activities. The district will be utilized as a transitional district between commercial development and more intense industrial uses.

2. I-2 Light Industrial District

The I-2 Light Industrial District established herein is to provide for the establishment of manufacturing and wholesale activities which are clean, quiet, and free of hazardous or objectionable elements.

3. I-3 Heavy Industrial District

The I-3 Heavy Industrial District established herein is to provide for the development of major manufacturing, processing, and warehousing activities. These establishments require extensive community facilities, and access to arterial or major collector thoroughfares. These uses may have open storage and service areas, as well as generating substantial traffic.

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4. I-4 Industrial Park District

The I-4 Industrial Park District established herein is to provide for the establishment of large scale industrial uses in a unified and well planned industrial park setting. The establishments should be located along minor arterial and major collectors.

Table 12-1. Industrial Districts Use Matrix SEE Chapter 27: Permitted Use Table

Table 12-2. Industrial Districts Accessory Use Matrix

ACCESSORY USES	I-1	I-2	I-3	I-4
Accessory uses customary and incidental to a permitted or special use	P	P	P	P
Accessory retail sales		P ¹		
Child care facilities	S	S	S	S
Parking lots & garages	P ³	P ³	P ³	P ³
Open Storage	S ²	S ²	P ²	
Facilities for Recycling Drop-Off		S	S	
P = Permitted / S = Special Exception Permit Required				

- Note:
- Limited to no more than ten percent (10%) of the floor area of the use.
 - Limited to no more than ten percent (10%) of the lot and only within the rear yard. Shall be screened and landscaped in accordance with Section 16.
 - Accessory parking lots shall be located no closer than ten (10) feet of any property line.

Table 12-3. Industrial Districts Bulk Matrix

	I-1	I-2	I-3	I-4
Lot Requirements				
Min. Lot Size	21,780 sq. ft. ¹	21,780 sq. ft. ¹	65,340 sq. ft. ¹	10 acres. ¹
Min. Lot Width	100 ft. ¹	125 ft. ¹	240 ft. ¹	240 ft. ¹
Max Lot Coverage				
All Buildings	50%	50%	50%	50%
Yards – Set back from ROW				
Front				
Principle Arterial.	50 ft.	50 ft.	50 ft.	50 ft.
Minor Arterial.	40 ft.	40 ft.	40 ft.	40 ft.
Collector.	35 ft.	35 ft.	35 ft.	35 ft.
Local Road.	30 ft.	30 ft.	30 ft.	30 ft.
Subdivision Road	25 ft.	25 ft.	25 ft.	25 ft.
Side (for all buildings)	20 ft.	20 ft.	30 ft.	20 ft.
Rear (for all buildings)	20 ft.	20 ft.	30 ft.	20 ft.
Max Height²				
Principal	60 ft.	60 ft.	60 ft.	60 ft.
Accessory	20 ft.	20 ft.	20 ft.	20 ft.

- Note:
- Requires centralized water and sewage treatment.
 - Chimneys, church spires, steeples, clock or bell towers, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or further provisions of this code.