

Section 37 – I3 zone (Special Industrial)

37.00- Description of Zone- The zone is composed of large parcels of land in the Maromas area which have been used for special industrial purposes. Accordingly, the use of land is mostly regulated by “performance standards”.

37.01- Uses- No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used, except for any use which is indicated in the I-3 column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column.

37.02- Height- The maximum height shall not exceed one hundred and fifty (150) feet, except as provided in Section 13.02 (Height Modifications).

Net Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
5 Acres	200 ft.	None	20 ft.	None

37.04- Lot Coverage- Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than thirty (30) percent of the net lot area.

37.05- Off-Street Parking and Off-Street Loading Requirements- Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

Permitted Uses

Laboratories (61.01.18)

Manufacturing (61.01.19)

Printing Trades (61.01.24) – not within 100 feet of residential zone

Public Structures (61.01.26) – includes storage yards and parking areas

Special Exception Uses

Public Utility Buildings (60.02.11)

Adaptive Historic Preservation (60.02.16)

Bus Stop Shelter (60.02.32)

Natural Resource Extraction (61.02.15)

Child Care Facilities (61.02.21)

Solid Waste Facility (61.02.23) – category 4 site plan approval