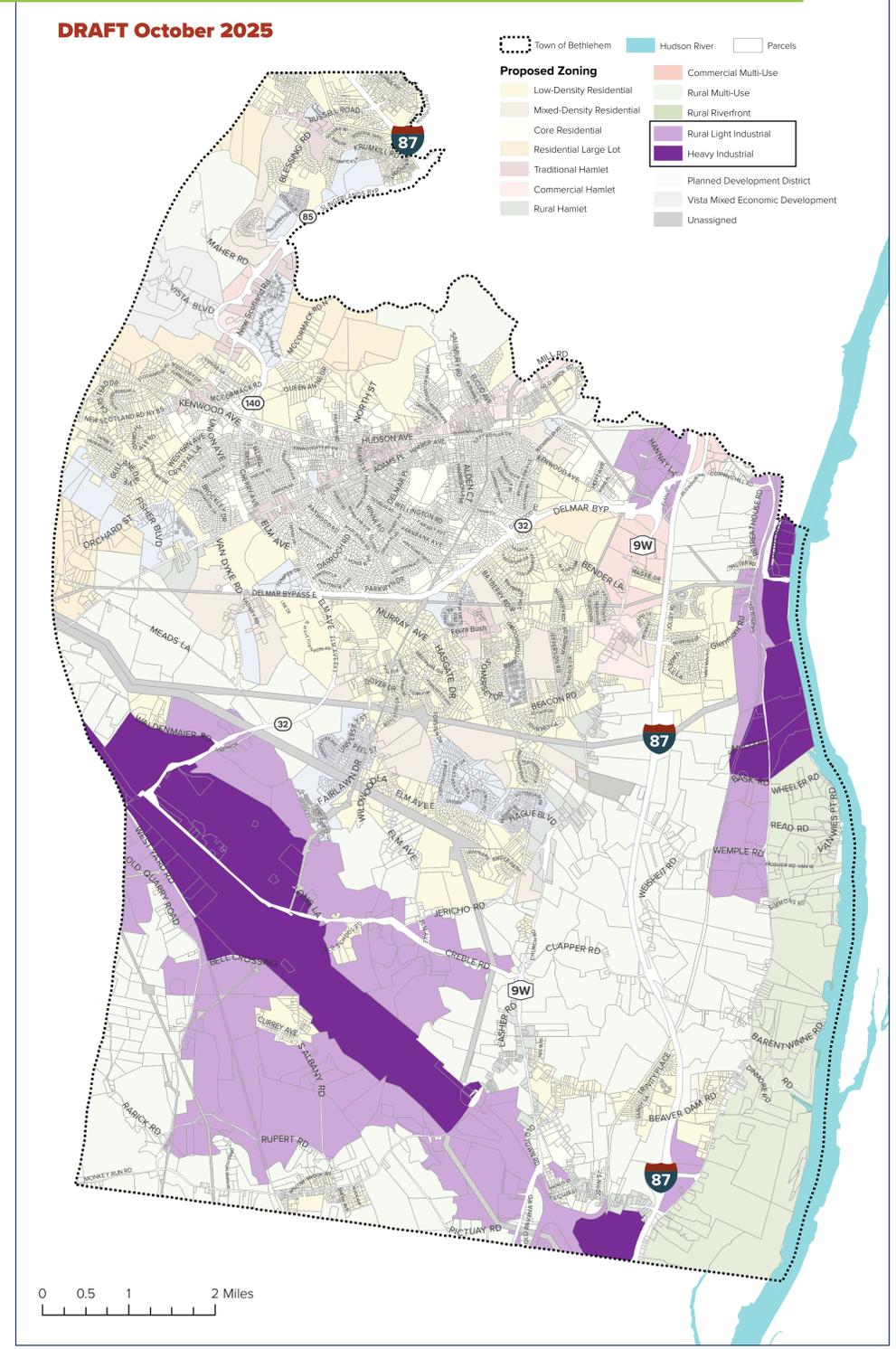




Industrial Districts



ZONING MAP focused on industrial districts



Purpose Statements

RURAL LIGHT INDUSTRIAL (RLI)

- River Road, South Albany Road, Creble Road
- Intended for light industrial uses, with limited residential development.
- Facilitates light industrial, limited commercial, and services uses.
- Promotes and sustains job growth within the Town with limited disruption to its external context.

HEAVY INDUSTRIAL (HI)

- River Road, Creble Road, West Yard Road
- Supports industrial uses that may entail significant externalities involving hazards or offensive conditions.
- Areas have sufficient highway & other transportation access & limited residential development
- Expected to accommodate trucking or rail transportation to move goods and materials.

Design & Development Standards Apply

SITE PLAN REVIEW

- Required as shown in the use table, see also Article 42
- Required for expansion or modification of uses and structures
- Required for all uses requiring a Special Use Permit, including accessory uses

BUILDING & SITE DESIGN

- For nonresidential and mixed use development, see the [Building & Site Design Board](#)
- For mixed residential and infill development, see the [Residential Design Board](#)

OTHER DESIGN ELEMENTS

- Circulation, parking, and multi-modal access requirements
- Landscaping and screening requirements
- See the [Parking & Landscaping Board](#) for more info!

Permitted / Specially Permitted Uses

For full list of permitted uses, see §128-23.5.

	RLI	HI	SITE PLAN REVIEW
Residential Primary Uses			
Single Family Dwelling	P	-	EXEMPT
Live/Work Units	P	-	PB
Nonresidential Primary Uses			
Mix of Uses in a Single Structure or Lot	P	P	PB
Agricultural Use	P	P	EXEMPT
Office	P	P	PB
Retail or Service Business	P	-	PB
Eating / Drinking Establishment	P	-	PB
Farm or Heavy Equipment Storage, Sales, Service	P	P	PB
Motor Vehicle Sales, Service, or Repair	P	P	PB
Wholesaling, Warehousing, Bulk Storage	P	P	PB
Manufacturing, Production, Processing, Assembly	P	P	PB
Manufacturing or Processing of Hazardous Materials, Bulk Storage, Trans-loading Facilities	-	SUP	
Self-Storage Facility	P	P	PB
Contractor's Yard	P	P	PB
Distribution Facility	P	P	PB
Accessory Uses			
Accessory Dwelling Unit	P	-	ADMIN
Accessory Use/Structure, Nonresidential	P	P	ADMIN
Accessory Use/Structure, Residential	P	P	EXEMPT

P: Permitted by Right
SUP: Subject to a Special Use Permit
-: Not Allowed

PB: Site Plan Review by Planning Board
ADMIN: Site Plan Review by Town Staff
EXEMPT: No Site Plan Review Required