

## Chapter 190. Zoning

### Article XXVI. LI Limited Industrial District

#### § 190-149. Purpose.

The purpose of this district is to provide for research- and development-oriented industries and regional or district corporate offices and other compatible light manufacturing operations in industrial park-like or campus-like environments.

#### § 190-150. Permitted uses.

The following uses and their customary accessory uses are permitted in the LI District:

- A. Scientific research or experimental development of materials, methods or products, including engineering and laboratory research.
- B. Administrative, educational and other related activities and facilities in conjunction with a permitted use.
- C. Manufacture of electric, electronic or optical instruments or devices.
- D. Light manufacturing, assembling, fabricating or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semiprecious metals or stone.
- E. Manufacture of food products, pharmaceuticals and the like, but not including the production of fish, meat or dairy products or fermented foods, such as sauerkraut, vinegar or the like or the rendering of fats and oils.
- F. Regional or district offices of various types of companies, such as insurance companies.
- G. Public buildings and grounds, excluding maintenance, repair or outdoor storage facilities.
- H. Public utility substations and uses, excluding power plants, maintenance, storage or repair facilities or uses of a similar nature.
- I. Electrical contractors and plumbing contractors.  
[Added 9-7-1999 by L.L. No. 2-1999]
- J. Kitchen and bath design display facilities.  
[Added 9-7-1999 by L.L. No. 2-1999]

#### § 190-151. Conditional uses.

- A. Any use of a similar nature but not specifically listed in § 190-150 may apply for a conditional use permit, subject to approval of the Town Board.
- B. Warehouses and storage facilities.  
[Added 9-7-1999 by L.L. No. 2-1999]

## § 190-152. Dimensional requirements.

### A. Lot area.

- (1) The minimum lot area shall be that necessary to accommodate the necessary structures and all loading, parking, access and buffer area regulations required elsewhere in this chapter. When adjacent to R, MR, BN-R and/or NB Districts, there shall be a minimum setback distance equal to the height of the tallest structure closest to that district boundary on the limited industrial site plus the required buffer area in § 190-34B.
- (2) Side and/or rear setback shall be equal to the height of the tallest structure on either lot or 30 feet, whichever is greater, exclusive of parking and/or loading requirements.
- (3) The depth to width ratio shall not exceed 3 to 1.
- (4) On an interior project road where the same uses abut one another, the minimum side yard setback shall be 10% of the lot width at the required front setback line. No side yard shall be less than 10 feet. A side yard in excess of 15 feet shall not be required.  
[Added 1-17-1977]
- (5) Where the uses abut one another, as provided in Subsection **A(4)** above, the required side yard may be used for parking and/or loading. Where so used, it shall be screened from the road upon which the use fronts by evergreen or other appropriate screen planting.  
[Added 1-17-1977]

### B. Building height. Structures shall not exceed 50 feet.

### C. The maximum building lot coverage shall be 45% in the Limited Industrial Zone. [Added 5-6-2019 by L.L. No. 1-2019]

## § 190-153. Off-street parking and loading requirements.

Off-street parking and loading requirements shall be provided as listed in Article **IV**.

## § 190-154. Signs.

Signs are permitted as listed in Article **V**.

## § 190-155. Fences, hedges, berms and screen plantings.

Fences, hedges, berms and screen plantings are permitted or, alternatively, are required as listed in Article **VI**.

## § 190-156. Site plan approval.

Site plan approval shall be secured as required in Article **XXXIII**.

## § 190-157. Additional requirements for permitted and conditional uses.

- A. All assembly, research, engineering, administration, storage and other related activities shall be conducted wholly within enclosed buildings.
- B. At no time shall any use result in or cause dissemination of dust, smoke, smog, observable gas, fumes, odors, radiation or other atmospheric pollution, objectionable noise, glare or vibrations, or hazard of fire or explosion, or any other physical hazard to any adjacent buildings, to any plant growth or to any land adjacent to the site. In terms of noise, uses in this district shall be subject to the same decibel requirement for the same areas as specified in § **190-201B(2)(b)** of this chapter.
- C. The architectural treatment and general appearance of all buildings and grounds shall be in keeping with the purpose of this district and shall be of such quality and design as to be a visual asset to the area in which they are located as well as to adjacent development.