



ARTICLE IX

I - INDUSTRIAL DISTRICT

Sec. 9.01 Statement of Purpose

The Industrial district is intended to exclusively accommodate research, wholesale and warehouse activities and light industrial operations. Uses shall be developed such that external, physical effects will in no manner affect in a detrimental way any of the surrounding districts. The Industrial District is intended for the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, shall not be permitted, except as provided for as Special Land Uses.

Sec. 9.02 Principal Uses Permitted

In the IND Industrial District, no land or building shall be used and no building shall be erected or used except for one or more of the following specified uses and not involving wet processes or the use of water in processing:

- A. Composting centers;
- B. Contractors offices and buildings with only indoor storage of equipment and machinery;
- C. Indoor commercial storage (including boat storage);
- D. Mini/Self Storage;
- E. Furniture manufacturing;
- F. Health and fitness centers;
- G. Manufacturing, fabricating, processing, packaging and/or assembling of products indoors from previously prepared materials.
- H. Print shops and book publishing;
- I. Professional or corporate offices;
- J. Radio and television studios;
- K. Research and development facilities, testing laboratories;
- L. Tool and die machinery shops;
- M. Warehousing establishments;
- N. Business services (mailing, copying, data processing, etc.);
- O. Essential public services, public service buildings and public service storage yards;
- P. Public parks/open space/boat launches;
- Q. Vocational/technical training facilities;
- R. Accessory uses, buildings and structures customarily incidental to any of the above uses, as defined in Article 3.

Sec. 9.03 Special Land Uses

The following uses may be permitted by the Zoning Board based on the standards of Article 16 and receipt of a Special Land Use Permit.

- A. Any permitted use involving wet processes or the use of water in processing;
- B. Animal Shelters
- C. Bottling and packaging except canning;



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- D. Urgent care, medical centers/clinics;
- E. Commercial outdoor display, sales and storage of building/lumber supplies, equipment and similar materials;
- F. Billboards
- G. Breweries and distilleries;
- H. Electric power stations and heating plants;
- I. Food processing including canning, meats, etc.;
- J. Forest connected industries;
- K. Manufacturing (indoors) of products such as prepared foods, cosmetics, pharmaceutical, toiletries, hardware, pottery, ceramics, electronics;
- L. State licensed residential child and adult care facilities in accordance with Section 3.10;
- M. Salvage yard or junk yard;
- N. Mining of natural resources;
- O. Accessory uses, buildings and structures customarily incidental to any of the above uses, as defined in Article 3.
- P. Veterinary hospitals/clinics
- Q. Wireless communication towers and radio and television broadcast towers.
- R. Any other similar uses as determined by the Zoning Board

Sec. 9.04 Additional Site Development Standards

All Permitted Uses and Special Uses are subject to the following Site Development Requirements:

- A. General Provisions outlined in Article 3.
- B. Site Plan Review as may be required in accordance with Article 11.
- C. Off-Street Parking as may be required in accordance with Article 13.
- D. Signs are permitted in accordance with the requirements of Article 15.
- E. All uses shall be served by public sewer and water.
- F. Lot dimension, setbacks and height for all buildings, shall be met as outlined in Table 4.1 Schedule of Regulations, Article 4.