

SECTION 450 - INDUSTRIAL ZONE

Where any proposed industrial site adjoins a commercial or residential district, a buffer strip at least 25 feet in width and containing planted screening material shall be provide (See Article III, Definitions, "Planted screen".) Lot coverage shall not exceed 40% in this zoning district.

450.1 PERMITTED USES

The following uses of buildings and land are permitted only after the securing of Site Plan approval from the Commission. Site Plan review shall be required before any zoning permit is issued for any building or use, or enlargement in size or other alteration of any building or change in use or actual use of any building including accessory structures. (See Site Plan Review, Section 490.) Site Plan review is not required for repairs or alterations to existing buildings or structures, provided that such work does not increase the floor area of any building or structure and does not change the actual use thereof.

- A. Storage, manufacturing and processing of goods not expressly prohibited by these regulations or limited by Special Permit.
- B. Wholesaling and related storage.
- C. General office space.
- D. Printing and publishing establishments.
- E. Those municipal and fire district land uses existing upon the date of adoption of this amendment may be expanded by alteration of an existing building or structure or construction of a new building or structure on the same lot, provided:
 - 1. Such expansion does not substantially alter the nature of the present land use so that increased traffic, noise, odors, or other detrimental impact will affect the value of surrounding properties.
 - 2. Such expansion is in conformity with the dimensional requirements of Table A, Article IV of the Zoning Regulations for the zone in which it is located, or has been granted a variance by the Zoning Board of Appeals.
- F. Commercial kennel, as defined by the Ct. Department of Agriculture

All kennel runs to be located indoors with the exception of an appropriate elimination area with no changes to building exterior.

Effective Date: 12:01 AM, Tuesday, June 12, 2012

450.2 USES ALLOWED BY SPECIAL PERMIT

In addition to the above, the following may be permitted after the securing of a Special Permit as specified in Article VII:

- A. Commercial storage and sale of fuel and bottled gas, provided:
 - 1. Total above ground tank capacity shall be not more than 50,000 gallons.
 - 2. No above ground tank shall be located within 50 feet of any building or 250 feet of any property line.
- B. Public service corporation or municipal land use, provided:
 - 1. The location of such use in this zone shall be necessary for the health, safety or general welfare of residents of the Borough of Danielson.
 - 2. Any such use which in the opinion of the Commission is hazardous in nature shall be fenced and/or screened so as to avoid creation of a nuisance attractive to children. When required by the Commission outdoor storage areas shall also be fenced and/or screened. (See Article III, Definitions, "planted screening".)
- C. Cluster Developments.

450.3 PROHIBITED USES

- A. Manufacturing uses involving primary production of the following products' from raw materials:
 - 1. Asphalt, cement, charcoal, and fuel briquetting. Chemicals; aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates (manufactured and natural) of an explosive nature, potash; plastic materials and synthetic resins, pyroxilin, rayon yarn, hydrochloric, nitric, phosphoric, picric, and sulphuric acids. Coal, coke and tar products, including gas manufacturing; explosives, fertilizer, gelatin, glue, and size, animal. Matches, paint, varnishes, and turpentine, soaps, including fat rendering, starch.

2. The following manufacturing processes: nitrating of cotton or other materials; milling or processing of flour, food, or grain; reduction or refining petroleum products such as gasoline, kerosene, naphtha, lubricating oil; distillation of wood or bones.
3. Operation involving slag piles.
4. Storage of explosives, except under license from the appropriate governmental agency.
5. Junkyards