

Section 430.2

LIGHT INDUSTRIAL DISTRICT

The intent of this district is to encourage the establishment of certain small manufacturing activities, office and administrative headquarters, research organizations, and similar uses which are less demanding in terms of site requirements than those uses normally found in the industrial district. A light industrial district may be located adjacent to, or nearby, residential districts. Therefore, all uses within this district shall be clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, and glare. In addition, such uses, including related storage, shall be operated entirely within enclosed structure (except for docking areas necessary for receipt of supply deliveries) and shall generate, at most, a minimal amount of industrial traffic. Public sewer and water supply service shall be used where available.

(Amend. of 03-08-82)

430.2.1

Permitted uses:

The following uses of buildings and land are permitted only after securing of site plan approval from the Commission, and provided the floor area of any building or use does not exceed 15,000 square feet. 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 Section 470, Site Plan Review). 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.

In addition, the applicant shall be required to submit an erosion and sediment control plan under the provisions of Section 590 of these regulations when the proposed development will result in a disturbed area that is cumulatively more than one-half acre in size, or when the Commission determines that special site conditions warrant such a plan (i.e., excessive steep slopes, unstable soils).

- a. Storage, manufacturing, processing and assembly 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 special 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:

- 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.

- Such expansion is in conformity with the dimensional requirements of Section 450, Table A, of the Zoning Regulations for the zone in which it is located, or has been granted a variance by the Zoning Board of Appeals. (Amend. Of 03-08-82; Amend. of 11-14-83, § A; Amend. of 02-11-85).

- f. Retail sales are allowed as an accessory use to the principal use, and only when conducted by the person, partnership or corporation conducting the principal use. Said sales shall include items wholesaled, warehoused or manufactured, but need not be limited thereto and may include items of a companion or enhancement nature to the principal wholesaled, warehoused or manufactured products. Sales must be indoors and the maximum allowable retail sales area will be determine by either 10% of the total usable square footage of the industrial complex or 2,500 square feet, whichever is less. Additional parking must be provided as for retail uses in Section 530. Periodic retail tent sales, limited to three times per year not to exceed a total of thirty days each year, of the wholesaled, warehoused or manufactured products, are permitted only when conducted by the person, partnership or corporation conducting the principal use. Eff. June 13, 2013

430.2.2 Special Permit uses:

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

When the development of one of the following uses will result in a disturbed area that is cumulatively more than one-half acre in size, the Commission shall require the applicant to submit an erosion and sediment control plan under the provisions of Section 590 of these regulations.

- a. **Public Service Corporation or municipal land use**, provided:
- The location of such use in this zone shall be necessary for the health, safety or general welfare of residents of the Town of Killingly.
 - Any such use which in the opinion of Commission is hazardous in nature shall be fenced and/or screened so as to avoid creation of a nuisance attractive to children. (Amend. 03-08-82)
- b. Any permitted use listed in Section 430.2.1 that exceeds 15,000 square feet in floor area. (Amend. Of 11-14-83, § B; Amend. of 02-11-85). No building in excess of 50,000 square feet shall be allowed in the light industrial district (Amend. eff. 8-9-06)
- c. **Analytical Laboratories** (Effective 12/29/00).
- d. **Research and Development facilities**, provided the following standards and

nuisance avoidance criteria are met:

Such facilities must be on a minimum lot size of 50 acres, with structures located a minimum of 150' from all property lines.

In all cases the more stringent of the appropriate state regulations, federal regulations, and/or accepted industry standards shall apply.

1. In the establishment, operation and design of medical and biological research laboratories and facilities, the standards and procedures, as amended, of the National Institutes of Health, Bethesda, Maryland and Centers for Disease Control will apply. No facility may contain or conduct research involving Biological Safety Level-3 (or the equivalent term Risk Group-3) classification or higher.

2. No noise that due to level, frequency (pitch), duration, periodicity and predictability, tonal nature and/or impulsive nature will in any way have an objectionable effect upon adjacent or nearby property, shall be permitted. All Connecticut Department of Environmental Protection regulations promulgated in accordance with Chapter 442 of the Connecticut General Statutes shall apply.

3. Glare, whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, shall not be visible at any property line.

4. No activities involving bulk storage or manufacture of materials or products that could decompose by denotation shall be permitted. These materials include primary explosives such as lead azide, fulminates, lead styphnate, and tetracene; high explosives such as TNT, RDX, HMX, PETN and picric acid; propellants and their components such as dry nitrocellulose, black powder, boron hydrides, and hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamites and nitroglycerine; unstable organic compounds, such as acetylides, tetrazoles and ozonides; strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than 35 percent; and nuclear fuels, fissionable materials and products, and reactor elements, such as uranium-235 and plutonium-239. Utilization of the materials included in this section shall be limited to the minimum quantities necessary for specific research and only after the procurement of all required local, state and federal permits. Material type, quantity, storage, handling procedures, and location in the facility shall also be registered with the respective fire district, ambulance corps, the Killingly Planning Department, and Fire Marshal.

5. No activities shall be permitted that emit dangerous radioactivity beyond enclosed areas as specified by the regulations of the United States Nuclear Regulatory Commission.

6. Any electrical radiation shall not adversely affect at any point any operations or any equipment, including not only professional research equipment but also equipment reserved for personal uses such as reception of public radio transmissions, use of cellular phones, etc., except equipment belonging to the creator of the electrical radiation.

7. Operations shall cause no inherent and recurring generated vibration perceptible without instruments at any point along the property line. Temporary construction is excluded from this restriction.

8. No operation shall cause or allow emission of any odorous air contaminant, smoke, particulate matter or any emission into the air which is a nuisance, hazard or exceeds appropriate federal or state regulations.

9. All applicable federal, state, and local statutes, rules, regulations and ordinances (including, without limitation, those promulgated and/or enforced by the U.S. Environmental Protection Agency, the Connecticut Department of Environmental Protection, the State Fire Marshal's Office, the National Institutes of Health, Centers for Disease Control, the Northeast District Department of Health, or the Food and Drug Administration) shall apply to the treatment, storage, transportation, and disposal of any hazardous materials, hazardous wastes, solid wastes or fire hazards (as such terms are defined by any of the applicable statutes, rules, regulations, or ordinances referenced or in effect. (Effective 08-07-00).

e. Cluster Developments.

f. Retail sales with outdoor product display are allowed as an accessory use to the principal use, and only when conducted by the person, partnership or corporation conducting the principal use. Said sales shall include items wholesaled, warehoused or manufactured, but need not be limited thereto, and may include items of a companion or enhancement nature to the principal wholesaled, warehoused or manufactured products. Additional parking must be provided as for retail uses in Section 530. Eff. June 13, 2013

430.2.3 Deleted effective 8/9/06

430.2.4 **Prohibited uses:** The following uses, whether as new operations or as re-establishment of presently discontinued operations, shall be expressly prohibited in the light industrial district:

- a. The preparation and packaging of food products.
- b. Lumberyards and other open-air building materials establishments.
- c. Freight and materials trucking businesses and terminals.
- d. Storage operations for cement products, petroleum products, and/or fuel and bottled gas.

- e. Concrete mixing plants; bituminous paving plants.
- f. Motor vehicle repair and/or painting operations.
- g. Any other use which, in the opinion of the Commission, would violate the intent of this district as stated in the initial paragraph of Section 430.2 (Amend. of 03-08-82).

430.2.5

Buffering: Where any proposed industrial site adjoins a commercial or residential district, a buffer strip a minimum of twenty-five (25) feet and a maximum of fifty (50) feet in width, and containing planted screening material, shall be provided (see Section 310, Definitions, "planted screening"). Said buffer shall be planted in such a way so as to provide year-round screening. Required width of said buffer shall be determined by the Commission following consideration of such factors as the nature of the proposed use, size of the property in question, number of employees, number of employee shifts, hours of operation and proposed building height. In no case shall said buffer be less than twenty-five (25) feet in width. Preservation of existing vegetation is encouraged where, in the opinion of the Commission, such vegetation satisfies the intent of this section. (Amend of 11-14-83. § D)