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§ 120-413 **Industrial District (I).**

- A. Intent. The intent of this district is to provide districts within the Town of Windham for manufacturing, processing, treatment, research, warehousing, storage and distribution.
- B. Permitted uses. The following uses, as they are defined in Article 3, shall be permitted in the Industrial District as a matter of right. Refer to Article 5, Performance Standards, or Subsection F, District standards, for additional use information. **[Amended 5-26-2020 by Order 20-048]**

Agriculture

Agriculture, piggery

Agriculture, poultry facility

Automobile repair services

Building, accessory

Business and professional office

Contractor services

Contractor services, landscaping

Contractor storage yard

Construction services, heavy, major

Construction services, heavy, minor

Distribution center

Dwelling, existing single-family

Dwelling, existing two-family

Dwelling, existing multifamily

Home occupation 1

Home occupation 2

Industry, heavy

Industry, light

Marijuana cultivation facility

Marijuana manufacturing facility

Marijuana testing facility

Medical marijuana registered caregiver

Medical marijuana registered caregiver
(home occupation)

Mineral extraction

Research laboratory

Retail sales

Small engine repair

Truck terminal

Use, accessory

Warehousing, private

Warehousing, public

Wireless telecommunications tower and
facility

C. Conditional uses. The following uses, as defined in Article 3, shall be allowed as a conditional use in accordance with § 120-516. Refer to Article 5, Performance Standards, or Subsection F, District standards, for additional use information.

(1) Automobile storage lot. [Added 7-8-2014 by Order 14-164]

(2) Correctional facility, public.

(3) Public building.

(4) Public utility facility.

(5) Shipping container.

D. Prohibited uses. Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.

E. Dimensional standards. The following dimensional standards shall apply in the Industrial District:

(1) Minimum lot size: 20,000 square feet.

(2) Minimum frontage: 100 feet.

(3) Minimum front setback: ~~100~~ 40 feet.

(a) ~~Dwelling, existing: 40 feet.~~ Minimum landscaped buffer strip: 40 feet

(4) Minimum side setback: greater of 25 feet or 50% of building height.

(a) Dwelling, existing (all associated structures): 15 feet. Either side setback for an existing dwelling may be reduced one foot for every foot that the lot's other side setback is increased. However, no side setback shall be less than 10 feet.

(5) Minimum rear setback: greater of 25 feet or 50% of building height.

(a) Dwelling, existing (all associated structures): 10 feet.

(6) Maximum building height: none.

(a) Dwelling, existing (all associated structures): 35 feet.

(7) Maximum building coverage: ~~none~~, 50%

~~(a) Nonresidential buildings: See Subsection F(3) below.~~

(8) Maximum impervious area: 75%.

F. District standards. In addition to Article 5, Performance Standards, these standards shall apply to the following uses in the Industrial District:

(1) Curb cuts. See § 120-522, Curb cuts and driveway openings, in Article 5, Performance Standards, for standards applicable to the I District.

(2) Industry, heavy. In accordance with the conditional use standards in Article 5, the appropriate review authority may approve the manufacturing or use of hazardous material, as defined in Article 3 (see Article 3 for definition of "manufacturing, hazardous").

(3) ~~Open space requirement. All nonresidential uses, except for agriculture, must provide two square feet of open space, as defined, for every one square foot of floor area. (See Article 3, Definitions.) Storage. Outdoor storage must be screen from view of public ways.~~

Commented [ALL1]: Replace with maximum building coverage and impervious area.

(4) Zoning district boundary buffer. Lots on which nonresidential uses are located shall require a fifty-foot buffer from all property lines that abut a residential zoning district. The buffer shall meet the following requirements:

(a) No development shall be allowed within the buffer. This includes, but is not limited to, parking lots, signage, and light fixtures.

(b) The buffer must provide screening as described in the definition of "buffer strip" in Article 3, Definitions.

(5) Marijuana cultivation facility. Cultivation facilities may be of the following types: Tier 1, Tier 2, and Tier 3. (See Article 3, Definitions.) **[Added 5-26-2020 by Order 20-048]**