

## SECTION 212 – NORTH NEWPORT INDUSTRIAL ZONE

The North Newport Industrial District established by this ordinance is designed to improve employment opportunities and broaden the tax base as well as to promote the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare of the Town of Newport.

### **BOUNDARY DESIGN: NORTH NEWPORT INDUSTRIAL ZONE (NNIZ)**

Beginning at the Newport Croydon line 2000 feet westerly of the Route 10 centerline thence southerly parallel to the center line of Route 10 to the center line of Corbin Road. Thence Westerly to a point 100 feet Easterly of the Corbin Covered Bridge abutment thence due South to Sugar River. Following the North bank of the Sugar River South Easterly to the Northern Boundary of Heavy Commercial Zone. Thence Easterly to the centerline of Route 10 thence North following Route 10 centerline to a point 100 feet North of the of the Southern property line of Map 218 Lot 012. Thence Easterly 1500 feet from the centerline of Route 10 thence Northerly parallel to Route 10 to the Newport Croydon line.

### **SECTION 212.1 - DEFINITIONS**

**Light Industry:** Limited to those industries that are involved in mechanical processing (those industries which size, sort, separate, or change in physical form or appearance of raw materials) and fabrication industries (those industries which use the output of processing to form or assemble finished products and structures) and are limited to two stories in height, have a floor area ratio of not more than .5 and have limited if any open storage of raw materials.

**Warehouse:** A building used primarily for the storage of goods and materials.

**Trucking Terminal:** An area and building where cargo is stored and where trucks load and unload cargo on a regular basis.

**Outdoor Storage:** The keeping, in an unroofed area of any goods, junk, material, merchandise, or vehicles in the same place for more than 24 hours.

**Research and Testing Laboratory:** An establishment or other facility for carrying on investigation in the natural, physical, or social sciences, or engineering and development as an extension of investigation with the objective of creating end products.

**Office:** A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government.

**Accessory Use:** A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

**Auto Service Station:** Any building, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels; and including gas and accessory use the sale and installation of lubricants, tires, batteries and similar accessories.

**Removal of natural materials (continuous excavation):** Removal or recovery by any means whatsoever of soil, rock, minerals, mineral substances, or organic substances other than vegetation, from water or land thereof, or beneath the land surface, whether exposed or submerged.

**Green Space:** An area covered by living vegetation such as grass, bushes, trees, shrubs, flowers and the like.

**Heavy Industry:** Limited to those industries that are involved in extraction, chemical and heat processing, and fabrication plants that are typified by having storage yards with heavy lifting equipment and rail lines entering buildings. These industries usually have distinct structures and adjacent or attached to the plant, such as tanks, pipelines, outdoor processing equipment, large chimneys, or stacks, kilns, and outdoor storage.

## **SECTION 212.2 – NORTH NEWPORT INDUSTRIAL ZONE PERMITTED USES**

Light Industry

Warehouse

Lumber yards (storage and/or sales)

Research and testing laboratory

Airport

Public uses limited to office, public safety, service, recreation, and waste treatment

Utility

Planned Commercial Development (See Article V, Section 504.2A)

## **SECTION 212.3 - SPECIAL EXCEPTIONS**

Group preschool center

Churches

Daycare facility

Heavy industry

Trucking terminal

Building trade or repair shop

Vehicle sales and repair facility

Removal and processing of earth materials

Auto service station

Saw mill

Bank, including drive-in facilities

Restaurant

Recreational facility

Radio or TV tower

Permitted uses in the Rural Commercial (RC), Kelleyville (K), Light Commercial (B-1), and Heavy Commercial (B-2) Zoning.

Continued removal and processing of earth material

## **SECTION 212.4 - BULK REQUIREMENTS**

Minimum lot size: 3 acres

Minimum frontage: 100 feet

Minimum side yard: 20 feet  
Combined side yard: 40 feet  
Minimum depth: 100 feet  
Minimum rear yard: 25 feet  
Minimum front setback: 25 feet

**Parking:** One space per employee at peak shift plus one space for every company vehicle

Off-street Loading only.

Building Height: 35 feet  
Lot Coverage: 40%, excluding parking  
Green space: 35%

Notwithstanding any of the above provisions in 212.4 Bulk Requirements, the Planning Board may allow a PID within the industrial zone. The purpose of these regulations is to allow the most efficient development of a parcel that is compatible with the terrain. In no case shall the density of the parcel exceed the density that would be permitted if the parcel were subdivided and met the bulk conditions of this ordinance. Planned Commercial developments shall conform to the subdivision and site plan review regulations.