

SECTION 25 – INDUSTRIAL DISTRICT REGULATIONS

25.1 GENERAL PURPOSES OF INDUSTRIAL DISTRICTS

The Industrial Districts established in this Zoning Regulation are designed to provide a tax and employment base to the City of West Haven. It is hereby recognized that the City of West Haven at the time of the adoption of these regulations is substantially developed. However, it is equally recognized that the future health of the City requires continued expansion of its industrial base. These regulations are designed to encourage modernization and development of the City's industrial potential while protecting the public health, safety and general welfare. It is recognized that while these goals are sometimes contradictory, cohesive industrial development can meet the community needs and concerns now and in the future.

25.2 INTENT

It is the further intent of these regulations:

- To separate and segregate industrial uses from residential and commercial uses, and
- to encourage industrial development which is free from the danger of fire, toxic and noxious matter, explosions and other hazards, and
- to prevent as much as possible development that will cause offensive, noise, vibration, smoke, dust and particulate matter odor, and
- to provide sufficient accessory use facilities to prevent traffic congestion and safety hazards, and
- to locate industrial uses in such areas where provision can be made to protect adjoining non-industrial districts through natural or constructed buffers.

25.3 USE REGULATIONS

25.3.1 **Interpretation.** Whenever an application is presented which might be categorized under more than one use type as listed in this section the use which is more descriptive shall control (specific shall control over general) and any dispute over same shall be determined by the Commissioner of Planning and Development, subject to right of review before the Zoning Board of Appeals.

25.3.2 **Uses Permitted As-Of-Right.** In each district certain uses are permitted **as-of-right** and do not require approval of either the Commission or the Board, except where a Site Plan is required, but require a **CZC (Certificate of Zoning Compliance)** be issued when the application conforms to all applicable requirements.

Table 39.2 Summary Table of Uses in Commercial, Mixed Use, Industrial and Other Districts indicates uses permitted As-of-Right.

25.3.3 **Special Permit and Special Use Exceptions.** It is recognized that certain industrial uses are a necessary part of the community and if properly regulated are compatible with surrounding uses. In making its decision on any application for a Special Use Exception or Special Permit the Commission shall weigh community and landowner interests in establishing the use.

Applications for Special Permits and Special Use Exceptions in Industrial Districts shall be reviewed using the procedures and criteria of Article 8 of this Regulation and shall be subject to the standards and procedures of Article 10, including a Public Hearing and Section 75, Site Plan Review.

If the Commission deems that the proposed use is in the best interests of the community as a whole, it shall make findings relative to the interest of the community and consistency of the application with the Plan of Conservation and Development. In **Table 39.2 Summary Table of Uses in Commercial, Mixed Use, Industrial and Other Districts** the letters **SU** indicate a use allowed by Special Use Exception and the letters **SP** indicate a use allowed by Special Permit.

25.3.4 **Supplemental Standards for Special Permit Uses in Industrial Districts.** The Commission shall establish conditions and requirements to protect adjoining property values and to minimize any potential traffic, safety or other hazard. In granting any Special Permit the Commission may:

1. Establish conditions affecting the operation, location and **use** provided same fulfills the purposes of this Section and Article.
2. Require landscape buffers of not less than 75 feet or more than 100 feet when adjoining any district other than Industrial Planned Development Zones.
3. Require a licensed engineer certify that the facility as designed and built will meet all federal, state and local standards for air, water and noise pollution.

25.4 ACCESSORY USES

In all Industrial districts off-street parking and loading shall be a permitted accessory use. Outside storage and retail sales (provided same is less than 10% of gross floor space) may be allowed by Special Permit.

TABLE 25.1 AREA AND BULK REQUIREMENT IN INDUSTRIAL DISTRICTS

	REQUIREMENTS	LM	IPD
A.	Minimum Lot Size (Sq. Ft)	40,000	40,000
B.	Minimum Front Yard (Feet)•	25	50-
C.	Minimum Side Yard (Feet) •	30	25
D.	Minimum Rear Yard (Feet)•	50	50
E.	Minimum Street Frontage (Feet)	125	100
F.	Maximum Building Coverage (%)	35	40
G.	Maximum Lot Coverage (%)	65	80
H.	Maximum Height (in Stories)	6	4
I.	Maximum Height (Feet)	80	60
J.	Maximum Impervious Surface Coverage (%)	30	40
K.	Minimum Open Space (%)	35	20

Note: • Yard Setbacks double whenever the lot bounds a residential zoning district.