Article XI
I-1 Light Industrial District

§ 270-71 **Regulations to apply.**
The following regulations shall apply to all I-1 Districts.

§ 270-72 **Permitted uses.**
The following principal uses are permitted as of right in the I-1 District:

A. All nonresidential uses permitted as of right in the B-2 District.

B. Dry-cleaning, carpet-cleaning and laundry facilities.

C. Bottling plants.

D. Bus barns and public garages.

E. Car washes.

F. Contractor shops and equipment storage yards.

G. Creameries and milk plants.

H. Kennels and veterinary hospitals.

I. Laboratories for scientific or industrial research, testing and development.

J. Lumberyards and building material sales yards.

K. Machine shops.

L. Mechanical, optical, photographic, scientific or electronic manufacturing conducted entirely within a completely enclosed building.

M. Newspaper and printing establishments.

N. Saw and planing mills.

O. Trucking terminals, warehousing and distributing, provided that no outdoor storage of materials shall be permitted.

P. Woodworking mills.

Q. Fuel-oil storage tanks.

R. Wind energy facilities subject to the requirements of the Town of Rotterdam Wind Energy Facility Law. **[Added 10-8-2008 by L.L. No. 10-2008]**

§ 270-73 **Special uses.**
[Amended 9-12-1990 by L.L. No. 18-1990; 4-11-2001 by L.L. No. 4-2001]

The following uses may be permitted or denied subject to special use review under Article **XIX** of this chapter:

A.   Asphalt-mixing or concrete-mixing plants.

B.   Crematoriums.

C.   Facilities for the filling of portable tanks with liquid propane.

D.   Motor vehicle repair shops providing either major or minor motor vehicle repairs.

E.   Motor vehicle sales and rental establishments.

F.   Brick, glass, pottery, tile or terra-cotta manufacturing.

G.   Poultry killing and dressing.

H.   Public utility and communications installations.

I.   Structural steelworks.

J.   Trucking terminals, warehousing and distributing with outdoor storage of materials.

K.   Towers.

L.   Motor vehicle fuel filling stations.

M.   Convenience stores.

N.   Disturbance on a wetland or watercourse area of any class or in a wetland or watercourse buffer area as defined in this chapter. **[Added 4-27-2005 by L.L. No. 9-2005]**

O.   Solar farms and solar power plants in accordance with § **270-153**. **[Added 2-22-2017 by L.L. No. 1-2017]**

§ 270-74 **Accessory uses.**
Accessory uses permitted in the I-1 District shall be limited to the following:

A.   Parking and loading.

B.   Bus shelters and loading areas.

C.   Temporary offices and storage.

D.   Buildings and uses customarily accessory to the permitted principal use.

E.   Dish antennas and permitted accessory towers.

F.   Permitted signs.

G.   Storage of registered vehicles, boats and trailers.

H.   Storage or parking of commercial vehicles.

I.   Small wind energy facilities and wind measurement towers subject to the requirements of the Town of Rotterdam Wind Energy Facility Law. **[Added 10-8-2008 by L.L. No. 10-2008]**

§ 270-75 **Prohibited uses.**
The following uses are expressly prohibited in the I-1 District:

A.   Residential dwellings except for caretaker, guard or watchman residences.

B.   Automobile wrecking establishments, junkyards, metal and material reclaiming facilities.

C.   All uses listed in the I-1 District, except those uses listed in this section as permitted.

§ 270-76 **Maximum building height.**
The maximum building height shall be 75 feet.

§ 270-77 **Lot area.**
[Amended 12-26-1990 by L.L. No. 26-1990]

The minimum lot area required for each principal use is 20,000 square feet, with a minimum lot width of 100 feet.

§ 270-78 **Lot coverage.**
Lot coverage shall not exceed 60%.

§ 270-79 **Yard requirements.**
Not less than 25 feet.

§ 270-80 **Parking.**
Off-street parking requirements applicable in the I-1 District are set forth in Article **XVIII** of this chapter.

§ 270-81 **Additional regulations.**
Regulations relative to specific uses found in Article **XVIII** of this chapter shall apply.