

ARTICLE X
Industrial (I) District
[Added 9-21-2020 by L.L. No. 5-2020]

§ 150-25. Purpose and uses allowed.

- A. The Industrial (I) District is established to designate areas of the Town for public utilities, light industrial, heavy industrial and other uses.
- B. Any use not specifically permitted in this article is not allowed in the Industrial (I) District.

§ 150-25.1. Permitted uses.

The following principal and accessory uses and structures are permitted:

- A. Accessory structures, subject to § 150-13.
- B. Building integrated, roof-mounted and small-scale ground-mounted solar energy systems, subject to § 150-42B(26).
- C. Excavations or fills, subject to § 150-42B(22).
- D. Enclosed storage as an accessory use.
- E. Farm, subject to § 150-42B(1).
- F. Fences, subject to § 150-18.
- G. Home occupation, subject to § 150-42B(15).
- H. Library, fire station and other municipal building, subject to § 150-42B(14).
- I. Municipal storage or repair yard.
- J. Newspaper vending machine, subject to § 150-42B(24).
- K. Parking, off street lot, subject to § 150-42B(23).
- L. Plumbing, HVAC, electrical supply or contracting establishment.
- M. Printing/publishing facility.
- N. Private boat, travel or camp trailer, subject to § 150-42B(25).
- O. Professional office.
- P. Public utility substation.
- Q. Roadside stand, subject to § 150-42B(3).
- R. Signs, subject to § 150-48.
- S. Vehicle body shop and vehicle dismantling facilities. **[Amended 11-15-2021 by**

L.L. No. 4-2021]**§ 150-25.2. Special use permit uses.**

The following principal and accessory uses and structures may be permitted pursuant to a special permit issued in accordance with the provisions of § 150-43:

- A. Alternative energy supply systems (except building integrated, roof-mounted and small-scale ground-mounted solar energy systems), subject to § 150-42B(38).
- B. Bank, subject to § 150-42B(17).
- C. Building material and/or supplies sale (indoor/outdoor), subject to § 150-42B(21).
- D. Business office, subject to § 150-42B(17).
- E. Convenience store (mart), subject to § 150-42B(20).
- F. Fabrication or storage of metal/paper/wood products, subject to § 150-42B(35).
- G. Farm labor camp, subject to § 150-42B(27).
- H. Food processing facility, subject to § 150-42B(36).
- I. Garage, commercial, subject to § 150-42B(20).
- J. General processing, assembly or packaging of previously prepared material, subject to § 150-42B(35).
- K. Greenhouse or plant nursery.
- L. Indoor theater or recreation, subject to § 150-42B(17).
- M. Industrial or research park, planned, subject to § 150-42B(35).
- N. Lawn and garden supply sales and service.
- O. Light manufacturing, subject to § 150-42B(35).
- P. Ministorage (commercial storage structure), subject to § 150-42B(19).
- Q. Motor vehicle service station, subject to § 150-42B(20) and 150-42B(21).
- R. Outdoor facility for retail sale of boats, trailers or furniture, subject to § 150-42B(21).
- S. Multiple-family (four units or more) dwelling, subject to § 150-42B(29).
- T. Redemption facility, subject to § 150-15.
- U. Restaurant, subject to § 150-42B(18).
- V. Retail store, subject to § 150-42B(17).
- W. Satellite dish, subject to § 150-42B(37).

- X. Scientific or research lab, subject to § 150-42B(35).
- Y. Short-wave, ham radio, television and radio antennas, subject to § 150-42B(37).
- Z. Solid waste transfer station, subject to § 150-15.
- AA. Truck and motor freight terminal.
- BB. Vehicle washing establishment, subject to § 150-42B(20).
- CC. Vehicle dismantling facilities, subject to issuance of a special permit, site plan approval from the Town of Ontario Planning Board and the special conditions of § 150-42B(41). **[Added 11-15-2021 by L.L. No. 4-2021]**

§ 150-25.3. Lot and bulk requirements.

- A. Minimum lot area: 43,560 square feet.
- B. Minimum lot width: 125 feet.
- C. Required setbacks:
 - (1) Front setback:
 - (a) Single-family or two-family lots fronting on a state, county or Town road: 60 feet.
 - (b) Single-family or two-family lots fronting on a subdivision road: 50 feet.
 - (c) If a building permit for a single-family or two-family lot was issued prior to July 10, 1996, with a fifty-foot front setback, such setback shall also apply to an addition to such structure.
 - (d) Multiple-family lots: 60 feet plus one foot for each dwelling unit over two.
 - (e) Nonresidential lots: 75 feet. Such front yard area may be used for off-street parking, but no such off-street parking shall be located less than 15 feet from the street line/right-of-way, resulting in a green space of at least 15 feet, running parallel to and contiguous with such street line/right-of-way.
 - (2) Side setback: 15 feet on one side and a total of 42 feet for both sides.
 - (3) Rear setback: 40 feet.
 - (4) Cantilevers may extend into front, rear and side yards by no more than two feet.
- D. Height. The maximum permitted height of any structure is 50 feet.
- E. Lot coverage. The maximum lot coverage shall not exceed 50% of the total area of the property.

- F. Minimum primary structure size: 1,000 square feet.
- G. All lots are required to be served by a public sewer system.
- H. Off-street parking shall comply with the provisions of § 150-47 of this chapter.