SECTION 6. INDUSTRIAL DISTRICTS

A. Light Industrial District: IL-40. **6-1**
B. General Industrial District: IG-80. **6-4**
C. Additional Industrial Regulations. **6-7**

6.A. LIGHT INDUSTRIAL DISTRICT: IL-40.

6.A.1. Purpose and Intent.

The purpose of this district is to provide an area for expansion of the industrial base in the City. The uses allowed in this district are of a limited and light industrial nature that if appropriately developed can be compatible with abutting commercial and residential uses.

6.A.2. Uses.

Land and structures may be used only for the following:

a. Permitted Uses.

(1) Adult day care center. See Section 6.A.4.a.
(2) Assembling or finishing of articles made from previously prepared cellophane, canvas, cork, fiber, glass, horn, leather, paper, plastics, precious metals or stones, shells, textiles, wood, yarns, and metals, excluding the manufacture or processing of such materials, paper or pulp and tanneries.
(3) Bakery, wholesale.
(4) Banking or financial institution.
(5) Business or professional office.
(6) Carpentry, woodworking, millwork, or upholsterer.
(7) Cleaning, laundering, dyeing, or diaper service. See Section 6.A.4.b.
(8) Contractor's offices, including general, building, electrical, HVAC, landscaping, and mechanical. See Section 3.E.4.
(9) Day care center. See Section 6.A.4.c.
(10) Firehouse.
(11) Fuel cell power generation facility. See Section 6.A.4.d.
(12) Institution for instruction in a skill or vocation.
(13) Manufacture and assembling of artist's materials, clocks and watches, musical instruments, sporting goods, toys, or office materials.
(14) Manufacture of electrical equipment.
(15) Manufacture of optical goods, business machines, precision instruments, or medical, diagnostic, surgical and dental instruments and equipment.
(16) Manufacturing, compounding, processing, packaging or treatment of food, cosmetics, drugs, pharmaceuticals, or toiletries. [Rev. 5/12/2012]
(17) Natural gas power generation facility. See Section 6.A.4.e. [Eff. 7/30/2014]
(18) Parking area; parking facility.
(19) Plants for printing, engraving, bookbinding, or other reproductive services.
(20) Police station.
(21) Post office, mailing agency, parcel delivery.

(22) Processing, lettering, engraving, polishing, or sale of monumental stones to order, but excluding preliminary cutting and shaping.
(23) Radio or television station, excluding transmitting towers.
(24) Repair of automobiles, trailers, trucks, house trailers, boats, or farm equipment, including full body paint spraying and all body and fender work.
(25) Research or testing laboratories.
(26) Telephone exchange, sewer or water pumping station.

b. Special Exception Uses.

(1) Airport.
(2) Airport passenger terminal, aircraft hangar and storage space, aircraft maintenance shops, rental facilities, or flight instruction facilities. See Section 6.A.5.a.
(3) Automobile service station with or without repair service. See Sections 3.E.9. and 6.A.5.b.
(4) Bus terminal; school bus terminal. See Section 6.A.5.c.
(5) Gymnasium or health center. See Section 6.A.5.d.
(6) Hotel or motel.
(7) Indoor Field Sports Arena. See Section 6.A.5.e.
(8) Medical office; physical medical facility.
(9) Metal finishing, plating, grinding, polishing, cleaning, or rust proofing, stamping and extrusion of small products, excluding the storage or sale of scrap metals.
(10) Storage and dry processing of waste paper, excluding incineration.
(11) Storage or sale of building materials. See Section 3.E.4.
(12) Storage, sale, rental and/or repair of construction equipment. See Section 3.E.4.
(13) Transfer station if in existence prior to the effective date of this amendment [Eff. 10/15/2007].
(14) Transformer substation, water storage facility.
(15) Truck terminal, warehouse, moving and storage establishment; self-service storage. See Section 6.C.3.
(16) Wholesale distributor. See Section 6.C.3.

c. Accessory Uses. See Sections 3.G. and 6.C.5.

6.A.3. General Use Regulations.

Unless otherwise specified or modified below, the following regulations shall apply to all lots in the IL-40 Zoning District. See Section 6.C.4.

Minimum lot area, sq. ft.	40,000
Minimum lot width, ft.	150
Minimum front yard setback, ft.	30
Minimum side yard setback, ft.	20, except 30' where the yard abuts a residential zoning district.
Minimum rear yard setback, ft.	30
Maximum height, ft.	45
Maximum building coverage	30%

6.A.4. Specific Use Regulations: Permitted Uses.

The following use regulations shall apply to the permitted uses specified below:

a. Adult day care center.

(1) The facility shall be licensed in accordance with the State of Connecticut requirements.

(2) A driveway shall be provided which allows for the safe delivery of clients to the facility by motor vehicle.

b. Cleaning, laundering, dyeing, or diaper service.

(1) The use shall be served by municipal water and sewer.

c. Day care center.

(1) The use shall be served by municipal sewer and water.
(2) The facility shall be licensed in accordance with the State of Connecticut requirements.
(3) All outdoor play yards shall be enclosed by a fence.
(4) A driveway shall be provided which allows for the safe delivery of children to the facility by motor vehicle.

d. Fuel cell power generation facility.

(1) The facility shall be completely enclosed by a fence at least six (6) feet in height; all gates shall be secured at all times from entry by unauthorized personnel.
(2) There shall be no outside storage of materials.
(3) The facility shall be screened from view from adjacent residential uses on abutting lots by a landscaped or natural buffer, as specified in Section 8.D.

e. Natural gas power generation facility. [Eff. 7/30/2014]

(1) The facility shall be completely enclosed by a fence at least six (6) feet in height; all gates shall be secured at all times from entry by unauthorized personnel.
(2) There shall be no outside storage of materials.
(3) The facility shall be screened from view from adjacent residential uses on abutting lots by a landscaped or natural buffer, as specified in Section 8.D.
(4) The facility shall not exceed 125 megawatts.
(5) The generator (exclusive of the heat exhaust tower) shall be stored in a building which will not exceed 200 feet by 150 feet. The maximum height of the generator heat exhaust tower (HET) shall be 45 feet.
(6) The generation facility shall be a minimum of 100 feet from the boundary of any residential zoning district.

6.A.5. Specific Use Regulations: Special Exception Uses.

The following use regulations shall apply to the special exception uses specified below.

a. Airport passenger terminal, aircraft hangar and storage space, aircraft maintenance shops, rental facilities, or flight instruction facilities.

(1) Lots must abut the Municipal Airport of the City of Danbury.
(2) The outer boundary of such lots shall not be more than five hundred (500) feet from the point where the lot abuts the Municipal Airport of the City of Danbury.

b. Automobile service station with or without repair service.

(1) Stations shall be less than three bays without repair service, and no greater than three bays with repair service.

c. Bus terminal; school bus terminal.

(1) Terminals shall have direct access to an arterial street.

d. Gymnasium or health center.

Gymnasiums and health centers may provide therapeutic massage as an accessory use operated in conjunction with athletic, physical fitness, or weight reduction programs, provided such is administered solely by a massage therapist licensed to practice massage therapy by the State of Connecticut. A copy of a current Connecticut massage therapist's license for each person administering therapeutic massage on the premises shall be included with the application for a Zoning Permit for the use; all additional persons administering therapeutic massage on the premises shall provide the Zoning Enforcement Officer with a copy of their current massage therapist licenses. Licenses for all persons administering therapeutic massage shall be prominently displayed on the premises.

e. Indoor field sports arena.

(1) The primary indoor facility(ies) providing for field sports may be air supported structure(s).
(2) The minimum lot area shall be 10 acres.
(3) The maximum height of an indoor field sports arena shall be 125 feet.
(4) The maximum building coverage shall be 45%.
(5) The site shall be served by municipal sewer and water.
(6) The maximum number of spectator seats shall be 750.

6.B. GENERAL INDUSTRIAL DISTRICT: IG-80.

6.B.1. Purpose and Intent.

The purpose of this district is to provide an area for manufacturing, assembly, and product processing of a more general industrial nature than permitted in the IL-40 district. Large lot areas are required to provide an appropriate buffer for the heavy industrial uses that are permitted. This district is also appropriate for planned industrial uses organized in an industrial park setting in suburban locations.

6.B.2. Uses.

Land and structures may be used only for the following.

a. Permitted Uses.

(1) Assembling or finishing of articles made from previously prepared cellophane, canvas, cork, fiber, glass, horn, leather, paper, plastics, precious metals or stones, shells, textiles, wood, yarns, and metals, excluding the manufacture or processing of such materials, paper or pulp and tanneries.
(2) Bakery, wholesale.
(3) Banking or financial institutions.
(4) Business or professional offices.
(5) Carpentry, woodworking, or millwork manufacture.
(6) Cleaning, laundering, dyeing, or diaper service. See Section 6.B.4.a.
(7) Contractor's offices, including general, building, electrical, HVAC, landscaping, and mechanical. See Section 3.E.4.
(8) Firehouse.
(9) Fuel cell power generation facility. See Section 6.B.4.b.

(10) Manufacture and assembling of artist's materials, clocks and watches, musical instruments, sporting goods, toys, or office materials.
(11) Manufacture of: electrical equipment; felt for hats; manufacturing of hats; glass, including installation; insecticides, fungicides, disinfectants, detergents, and similar industrial and household chemical products; optical goods; business machines, precision instruments; medical, diagnostic, surgical and dental instruments and equipment; pottery or ceramic products; silverware and similar products; and transportation equipment.
(12) Manufacturing, compounding, processing, packaging or treatment of food, cosmetics, drugs, pharmaceuticals or toiletries. [Rev. 5/12/2012]
(13) Metal fabrication, sheet metal work.
(14) Monument or stone cutting plant.
(15) Natural gas power generation facility. See Section 6.B.4.c. [Eff. 7/30/2014]
(16) Parking area; parking facility.
(17) Plants for printing, engraving, bookbinding, and other reproductive services.
(18) Police Station.
(19) Post office, mailing agency, parcel delivery.
(20) Repair, including full body paint spraying and all body and fender work of automobiles, trailers, trucks, house trailers, boats, farm equipment.
(21) Research or testing laboratories.
(22) Telephone exchange, sewer and water pumping station.
(23) Textile spinning, weaving, manufacturing, dyeing, printing, or processing, excluding tanneries.
(24) Wood waste processing. See Section 6.B.4.d.

b. Special Exception Uses.

(1) Electric power plant. See Sec. 6.B.5.a.
(2) Machine manufacturing.
(3) Manufacture of bricks, tile, terra cotta, cement, concrete and concrete products.
(4) Metal finishing, plating, grinding, polishing, cleaning, or rust proofing, stamping and extrusion of small products, excluding the storage or sale of scrap metal.
(5) Petroleum distribution and storage. See Section 6.B.5.b.
(6) Processing of fur and wool.
(7) Screening of earth materials, not including washing or crushing. See Sec. 6.B.5.c.
(8) Sewage works, transformer substation, water storage facility. See Sec.6.B.5.d. [Eff. 9/29/2011]
(9) Smelting and refining of precious metals.
(10) Storage of concrete aggregates or manufacture of concrete and concrete products.
(11) Storage or manufacture of bituminous product. See Section 3.E.4.
(12) Storage or sale of building materials. See Section 3.E.4.
(13) Storage, sale, rental or repair of construction equipment. See Section 3.E.4.
(14) Tool and die making, including incidental casting.
(15) Truck terminal, warehouse, moving and storage establishment; self-service storage. See Section 6.C.3.
(16) Wholesale distributor. See Section 6.C.3.

c. Accessory Uses. See Sections 3.G. and 6.C.5.

6.B.3. General Use Regulations.

Unless otherwise specified or modified below, the following regulations shall apply to all lots in the IG-80 Zoning District. See Section 6.C.4.

Minimum lot area, sq. ft.	80,000
Minimum lot width, ft.	200
Minimum front yard setback, ft.	40

Minimum side yard setback, ft.	30, except 40' where the yard abuts a residential zoning district.
Minimum rear yard setback, ft.	40
Maximum height, ft.	35
Maximum building coverage	30%

6.B.4. Specific Use Regulations: Permitted Uses.

The following use regulations shall apply to the permitted uses specified below:

a. Cleaning, laundering, dyeing, or diaper service.

(1) The use shall be served by municipal water and sewer.

b. Fuel cell power generation facility.

(1) The facility shall be completely enclosed by a fence at least six (6) feet in height; all gates shall be secured at all times from entry by unauthorized personnel.
(2) There shall be no outside storage of materials.
(3) The facility shall be screened from view from adjacent residential uses on abutting lots by a landscaped or natural buffer, as specified in Section 8.D.

c. Natural gas power generation facility. [Eff. 7/30/2014]

(1) The facility shall be completely enclosed by a fence at least six (6) feet in height; all gates shall be secured at all times from entry by unauthorized personnel.
(2) There shall be no outside storage of materials.
(3) The facility shall be screened from view from adjacent residential uses on abutting lots by a landscaped or natural buffer, as specified in Section 8.D.
(4) The facility shall not exceed 125 megawatts.
(5) The generator (exclusive of the heat exhaust tower) shall be stored in a building which will not exceed 200 feet by 150 feet. The maximum height of the generator heat exhaust tower (HET) shall be 45 feet.
(6) The generation facility shall be a minimum of 100 feet from the boundary of any residential zoning district.

d. Wood Waste Processing.

(1) No portion of any lot or area devoted to wood waste processing shall be closer than five hundred (500) feet from any residential zoning district.

6.B.5. Specific Use Regulations: Special Exception Uses.

The following use regulations shall apply to the special exception uses specified below.

a. Electric power plant.

(1) All lots containing an electric power plant shall be a minimum of five hundred (500) feet from any residential zoning district line.

b. Petroleum Distribution and Storage.

(1) Storage tanks in excess of 10,000 gallons of capacity shall require approval of the Fire Marshal.

c. Screening of Earth Materials.

(1) This use is defined as the sifting of earth material through screen to remove stones.

d. Sewage works shall be a minimum of 20 acres in size. [Eff. 9/29/2011]

6.C. ADDITIONAL INDUSTRIAL REGULATIONS.

The following regulations shall apply to all industrial districts.

6.C.1. Performance Standards.

a. General.

(1) Application.
Any existing or proposed use carried on in an industrial district shall conform to the following standards. The performance standards shall be measured at the lot line of each use, or group of uses, except where such lot line adjoins a commercial or residential district. At such district boundaries, performances standards shall be measured one hundred fifty (150) feet inside the industrial district boundary.

(2) Certification.
The developer shall at his own expense furnish in writing, together with the application for a zoning permit, sufficient evidence to the Zoning Enforcement Officer that the proposed use will not produce any nuisance in excess of the measurable performance standards listed below.

b. Standards.

(1) Smoke.
Smoke or other air contaminant shall not be discharged into the atmosphere for a period or periods aggregating more than three (3) minutes in any one hour, which is as dark or darker in shade than as designated at No. 2 on the Ringleman Chart, as published by the United States Bureau of Mines, or which is of such capacity as to obscure an observer's view to a degree equal to or greater than does smoke, designated at No. 2 on the Ringleman Chart.

(2) Odor.
Offensive odors, as defined by Section 22a-174-23 of the regulations promulgated by the Connecticut Department of Environmental Protection (D.E.P.), shall not be discharged beyond the property line of an operation that stores, uses or produces a substance which will cause said odor. Any determination of a violation of Section 22a-174-23, in effect as of January 1, 1994 as the same shall be amended from time to time, constitutes a violation of this provision. The determination of a violation shall be made by the Connecticut D.E.P. Air Management Bureau staff or City of Danbury personnel who have received equivalent training by the D.E.P. in investigating air pollution problems.

(a) Where lot lines bounding an industrial use adjoin a residential district, there shall be no offensive odors noticeable at said lot lines.

(3) Vibration.
No noticeable vibration shall exceed the standards developed by the U.S. Bureau of Mines, Bulletin #442, or any revision thereof.

(a) Where lot lines bounding an industrial use adjoin a residential zoning district, there shall be no vibration noticeable at said lot lines.

6.C.2. Landscape Requirements.

The following landscape buffer requirements shall apply to all industrial zoning districts.

a. General.

All required landscaping and perimeter plantings shall be indicated on a Landscaping Plan submitted as part of the site plan as required in Section 10.D. and shall be in accordance with these Regulations and those specified in Section 8.D. of these Regulations for landscaped buffers.

b. Front Yards.

In all industrial zoning districts, a continuous perimeter planting strip not less than twenty (20) feet deep shall be maintained along the entire front lot line from the street/front lot line to the balance of the lot. The perimeter planting strip shall be fully landscaped with a combination of trees and shrubs. Grass, flowers or other living ground cover shall be planted and mulched on incidental portions of the perimeter planting strip not covered by other landscape material. All plant material shall be maintained. This perimeter planting strip required for front yards may be crossed by approved driveways and walks provided that (1) in no case shall such plantings obscure required sight distances for driveways and (2) travel lanes serving drive-through uses shall not extend into front yard setbacks or perimeter planting strips (see Sec. 3.E.8.). The parking of motor vehicles or equipment within the perimeter planting strip is prohibited.

All perimeter planting strips require review and approval by the Planning Commission in the case of special exceptions or by the Department of Planning and Zoning in the case of permitted uses to determine compliance with this section.

c. Residential District Buffers.

In all industrial zoning districts, where any portion of any side or rear lot line of any use abuts a residential zoning district boundary, said use shall be screened from view from the residential district boundary by a minimum thirty (30) foot deep perimeter planting strip along said lot line. The area to be screened shall be substantially covered with a combination of shrubs and deciduous and coniferous trees, all selected to provide a view-restrictive screen. Grass or other living ground cover shall be planted and mulched on incidental portions of the landscape strip not covered by other landscaping material. A view-restrictive fence or wall may also be required to ensure adequate screening. All plant material shall be maintained.

All residential buffer strips require review and approval by the Planning Commission in the case of special exceptions or by the Department of Planning and Zoning in the case of permitted uses to determine compliance with this section.

d. Parking.

No off-street parking, storage or display of motor vehicles shall be permitted in the required front yard setback of any use in any industrial zoning district. All parking areas in industrial zoning districts shall meet the requirements specified in Section 8.C.

6.C.3. Warehouse and Wholesale Distributor Retail Sales.

A warehouse or wholesale distributor business may be permitted to conduct a temporary retail sale of goods stored on the premises as part of the business upon approval of a Zoning Permit by the Zoning Enforcement Officer, subject to the following conditions:

a. The retail sales period shall not exceed ten (10) consecutive days commencing on the first day of the sale. The business shall not conduct more than two retail sales in one calendar year at intervals of not less than three months. The Zoning Enforcement Officer shall be notified in writing at least seven (7) days prior to the commencement of each sale.

b. The area devoted to the retail sale shall be clearly identified and shall be a maximum of five thousand (5000) square feet.

c. The area devoted to the retail sale shall be located wholly within the building in which the principal use is conducted and no item shall be sold or displayed in any part of the building or lot outside the area devoted to the retail sale.

d. In addition to the parking facilities provided for the principal use pursuant to Section 8.C. of these Regulations, additional temporary parking shall be provided for such retail sales pursuant to Section 8.C. of these Regulations. Parking facilities shall be on the same lot with the principal use except that all or part of the required facilities for the retail sales may be provided on other property, pursuant to an agreement with the other property owners, the pedestrian entrance to which is within five hundred (500) feet walking distance to a pedestrian entrance to the principal use being served and provided such access is provided by a walkway approved by the Zoning Enforcement Officer and indicated on an approved plot plan or site plan.

e. The entity conducting such sale shall provide at its own cost such adequate traffic and safety control measures including but not limited to traffic patrolman and traffic signs as may be necessary to avoid undue traffic congestion and hazards.

f. The applicant shall submit to the Zoning Enforcement Officer a letter of approval from the Fire Marshal, if so required, stating that all facilities to be used in connection with the proposed retail sale comply with all the provisions and regulations of the fire code.

6.C.4. Yard Setback and Frontage Exclusions.

a. Side yard setbacks of adjoining lot lines may be omitted provided both lots are zoned entirely within an industrial zoning district and make use of a single shared driveway entrance.

b. No yard setback is required where a lot line adjoins a railroad property line.

c. The frontage of two or more lots making use of a single joint entry and exit to a public street may be computed as a single frontage.

6.C.5. Helipads.

Helipads are permitted as an accessory use in IL-40 and IG-80 Zoning Districts in accordance with the following regulations, subject to the granting of a special exception by the Planning Commission following a public hearing.

a. Standards.

The landing and take-off of privately owned helicopters not owned by a governmental agency and not operated as a revenue producing helicopter passenger service on a routine or scheduled basis shall be subject to the following restrictions and limitations.

(1) Only multi-engine helicopters shall be permitted; facilities shall accommodate no more than one helicopter take-off or landing.
(2) The applicant must own or lease a parcel of land having a minimum of fifty (50) acres, upon which such landing and take-off will occur.
(3) The take-off and landing area must be located at least two-hundred and fifty (250) feet inside the boundaries of the parcel of land.
(4) No noise shall be emitted which is greater than eighty (80) decibels, as the term decibel is defined by the Federal Aviation Agency.

(5) Service facilities shall be limited to the following:
   (a) necessary shelter facilities;
   (b) below ground level fuel storage not to exceed ten thousand (10,000) gallons of fuel; and,
   (c) routine maintenance and repairs and necessary emergency repairs.

b. Review and Approval.

(1) A proposed flight profile must be approved by the Federal Aviation Administration.
(2) No special exception shall be approved unless the standards contained in Section 10.C. are met.
(3) The holder of a special exception issued under this Section must comply with all other applicable local, state, and federal statutes, ordinances, rules, regulations, and orders.
(4) By the acceptance of a special exception issued under this Section, the holder shall agree to maintain the landing and take-off facilities in a safe and orderly condition and agrees to hold the City of Danbury harmless from any claims made against the City of Danbury for any loss, damage or injury to person or property resulting from such operation.

6.C.6. Signs.

All signs in industrial zoning districts shall comply with the regulations specified in Section 8.E.