2.14 I-3: Light Manufacturing

Intent - The I-3: Light Manufacturing Districts are established to encourage development of manufacturing and processing facilities which may require limited amounts of Outside Storage. These activities require extensive community facilities, and excellent Access to Arterial Streets or Collector Streets. Permitted Uses in this District may have Outdoor Storage/service areas and may generate heavy traffic, but such operations shall be subject to specific Development Standards.

A. Permitted Uses.

1. Primary Uses

   Agricultural Uses
   Commercial Greenhouse
   Cropland and Orchards
   Plant Nursery

   Automobile Service
   Auto/truck Storage (Outdoor)
   Painting and Customizing
   Racing and Testing

   Communications/Utilities
   Communication Relay Tower
   Storage Tanks - Non-hazardous
   Telephone Exchange

   Educational Use
   Child Care Center as ancillary to primary use
   School - Commercial, Trade or Business

   Food Sales and Service
   Farmers Market
   Wholesale Produce Terminal

   Governmental Use
   Fire Station
   Police Station
   Post Office

   Industrial Uses
   Assembly of previously manufactured parts, sub-assemblies or components
   Bottled Gas Storage and Distribution
   Distribution Center
   Engineering Laboratories
   Manufacture, Assembly or Repair of:
   Alcoholic beverages
   Appliances:
   light
   major electric or gas portable household
   Bottling of Beverages
   Bottling of Food
   Bottling of Milk Products
   Brewing Distillation of Liquor and Spirits
   Cabinets
   Cans
   Clocks and Watches
   Cloth products from finished cloth
   Coating (excluding tar products)
   Communication equipment and assembly
   Construction Equipment and Machinery
   Containers
   Cosmetics
### Industrial Uses (Continued)

- Dairy or Milk Products
- Detergents and Soaps
- Electric Hand Tools
- Electric Neon Signs
- Electric Materials
- Electric Motors
- Electrical components and sub-assemblies
- Elevators
- Furniture
- Jewelry (including engraving)
- Leather Products from Finished Leather
- Light Component Parts of Products
- Machinery and Machinery components
- Malt Products
- Marine Equipment
- Mattresses
- Medicine
- Musical Instruments
- Non-alcoholic Beverages
- Office Equipment including assembly
- Office machinery, electrical and mechanical
- Optical Goods
- Paper box and paper products from finished paper
- Pharmaceutical Products
- Phonograph Records & Compact Discs
- Prefabricated Wood Building and Structural Members
- Recording Instruments
- Sports Equipment
- Starch
- Textiles
- Tools and Implements (electrical or non-electrical)
- Toys

### Petroleum Tank Farm (Commercial)
- Research Laboratories
- Truck Terminal
- Warehouse
- Warehouse and Distribution Center

### Office/Professional Services
- Construction Companies, Contractors, and Home Remodeling Companies
- (including storage of materials and equipment with accessory offices but no retail commercial activities)

### Miscellaneous
- Machine Shop
- Mail Order Distribution
- Welding Shop
- Wholesale Business

### Public Facilities
- Public Park
2. **Special Exception Uses**

<table>
<thead>
<tr>
<th>Category</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Communication/Utilities</td>
<td>Miscellaneous</td>
</tr>
<tr>
<td>Public Utility Substation</td>
<td>Artificial Lake</td>
</tr>
<tr>
<td>Public Wells</td>
<td>Self-storage (Mini-) Warehouse</td>
</tr>
<tr>
<td>Sewage Treatment Plant</td>
<td>(not within 600' of a Gateway Corridor)</td>
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<tr>
<td>Water Treatment Plant</td>
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<tr>
<td>Educational Use</td>
<td>Public Facilities</td>
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<tr>
<td>Freestanding Child Care Center</td>
<td>Recycling Facility</td>
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<td></td>
<td>Religious Use</td>
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<tr>
<td>Governmental Use</td>
<td>Resource Recovery Facility</td>
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<tr>
<td>Penal or Correctional Institution</td>
<td>Transfer Station</td>
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<tr>
<td>Industrial Uses</td>
<td></td>
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<tr>
<td>Coatings Manufacture (excluding tar products)</td>
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<tr>
<td>Concrete Mixing</td>
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<tr>
<td>Foundries</td>
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<tr>
<td>Iron and Steel Production</td>
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<tr>
<td>Liquid Fertilizer Storage and Distribution (Commercial)</td>
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<tr>
<td>Lumber Mill</td>
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<tr>
<td>Meat and Meat Products:</td>
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<tr>
<td>Packing</td>
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<tr>
<td>Processing</td>
<td></td>
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<tr>
<td>Mineral Extraction, Borrow Pit, Topsoil Removal and Storage Areas</td>
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<tr>
<td>Oil Processing, Refining and Manufacture</td>
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<tr>
<td>Power Plants, including:</td>
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<tr>
<td>Thermal</td>
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<tr>
<td>Electric (utilizing efuse-derived fuels)</td>
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<tr>
<td>Steam (utilizing refuse-derived fuels)</td>
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</tbody>
</table>

3. **Accessory Uses** - See Article IV.

4. **Temporary Uses** - See Article IV.

**B. Development Standards.**

1. Minimum *Lot Width* and *Frontage* - each *Lot, Integrated Center* or *Industrial Park* shall have a minimum of 150 feet on a *Public Street*. 

2.14-3

Amended: Ord. No. 3-2000, 18-2010 & 04-2013

Town of Plainfield
2. **Minimum Yards and Minimum Building Setbacks**

   a. Front - a minimum Front Yard and minimum Building Setback measured from the Proposed Right-of-Way shall be provided as follows:

   - **Interstate Street**: 60'
   - **Primary Arterial Street**: 120'
   - **Secondary Arterial Street**: 90'
   - **Collector Street**: 60'
   - **Local Street / Cul-de-sac Street**: 30'

   b. Minimum Side Yard and Setback - shall be provided from the Lot Line as follows:

   - (1) Minimum Side Yard - 10 feet
   - (2) Minimum Side Bufferyard - 100 feet

   c. Minimum Rear Yard and Setback - shall be provided from the Lot Line as follows:

   - (1) Minimum Rear Yard - 10 feet
   - (2) Minimum Rear Bufferyard - 100 feet

3. **Use of Minimum Yards and Bufferyards**

   Use of Minimum Yards and Bufferyards - all Minimum Yards and Bufferyards shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from Structures except where expressly permitted below:

   a. Minimum Front Yards and Minimum Front Bufferyards - may include Driveways and shall be maintained as open space free from Buildings or Structures in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;

   b. Minimum Side and Rear Yards - minimum Side and Rear Yards may include Interior Access Driveways connecting to adjoining Lots provided that the remainder of said yards shall be maintained as open space free from Buildings or Structures in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
c. Minimum Side and Rear *Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV.

4. *Maximum Building Height* - unlimited, provided however, that the *Setback* for that portion of the *Building* or *Structure* which is in excess of thirty-five (35) feet shall be increased by one (1) foot each one (1) foot of *Building* or structural height above thirty-five (35) feet until the ultimate height of *Building* or *Structure* is allowed.

5. Parking and Loading - See Article IV.

6. *Signs* - See Article VII.

7. *Outside Storage* and Operations.
   
a. Operations

   All operations, servicing and processing located within six hundred (600) feet of either a Residential *District* boundary or Gateway *Corridor* (except *Outside Storage*, *Off-Street Parking* and *Off-Street Loading*) shall be conducted within completely enclosed *Buildings*.

b. Storage

   All storage of materials or products within six hundred (600) feet of a Residential *District* boundary or Gateway *Corridor* shall be either:

   (1) within completely enclosed *Buildings*; or,

   (2) effectively screened within a chain link, lattice or similar type fenced area, with ornamental, non-solid or chain link gates. The height of said fence shall be at least six (6) feet and shall not exceed eight (8) feet. Materials or products stored within the enclosure shall not exceed the height thereof. The storage area shall be surrounded by landscaping installed in compliance with the provisions of Article IV for Level 3 Perimeter Landscape Requirements.

c. Amount of *Outside Storage* and Operations

   The total area devoted to *Outside Storage* and operations shall not exceed twenty-five (25) percent of the *Gross Floor Area* of enclosed *Structures* or *Buildings* on the *Lot*.
8. Landscape Requirements - See Article IV.

C. Architectural Review.

If any portion of a Lot proposed for development is located in the I-3 District and within six-hundred (600) feet of a Residential District or Gateway Corridor, the entire proposed development located on that Lot shall be subject to the requirements for the filing of a Development Plan for Architectural Review as set forth in Article V.

D. Development Incentives.

Any proposed development located in the I-3 District shall be eligible to utilize the Development Incentives set forth in Article V of this Ordinance.