

ARTICLE 6 INDUSTRIAL ZONES

Section 6.1 Permitted Uses

In addition to Section 9.17, Mixed Use Development and Section 7.2, Riverfront Overlay Zone, permitted uses in Industrial Zones are listed in the table below, and all other uses are prohibited except as stated herein.

Table 6.1 Permitted Uses Industrial Zones			
P = permitted by right in the zone		SP = permitted only by special permit	
S = permitted subject to approval of a Site Plan		N = not permitted in the zone	
Special Permit approval is required for any site or structure identified on the Historic Resources Plan located within the Town of Portland Plan of Conservation and Development. See Regulation Section 10.6			
Permitted Use	I	IP	RI
Accessory Buildings and Uses other than Special Events	S	S	SP
Aircraft landing areas, heliports and hangars	SP	SP	N
Assembly, packing, warehousing	S	S	SP
Brewpubs (See Section 9.13 Seasonal Outdoor Dining Areas)	SP	SP	SP
Buildings, uses, and facilities of the State of Connecticut and Federal Government	SP	SP	SP
Buildings, uses, and facilities of the Town of Portland	SP	SP	SP
Business and/or financial offices and/or corporate headquarters	S	S	SP
Commercial or not-for-profit indoor recreational facilities including accessory uses such as retail and food service establishments	SP	SP	SP
Commercial or not-for-profit outdoor recreational facilities including accessory uses such as retail and food service establishments	N	N	SP
Commercial Self Storage	S	SP	N
Communications Towers: minimum setback distance from any property line shall be equal to the height of tower	SP	SP	N
Contractor, Construction	S	SP	N
Contractor, Trade	S	S	S
Dwelling, one unit apartment occupied by the owner, manager, caretaker or janitor; on the same lot as the permitted industrial use ³	SP	SP	SP
Earth Material Operations (Section 9.5 Earth Material Operations)	SP	SP	N
Farms and roadside stands for the sale of farm produce and products accessory to the farm on which the stand is located with a maximum floor area for the stand of 400 square feet	N	P	P
Farm Winery	N	SP	SP
Garages, auto body shops and related uses (Section 9.10 Motor Vehicle Sales, Repair and Related Uses)	SP	SP	N
Hospitals, clinics and medical offices	SP	SP	SP
Hotels and Motels	SP	N	N

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Permitted Use	I	IP	RI
Laundering, Commercial	SP	SP	N
Manufacture and/or storage of alcohol, plastics, or chemicals ⁴	SP	N	N
Manufacture of cement products, bricks, tile, and terra cotta ⁴	SP	N	N
Manufacture, processing, assembly or packaging of components or goods including the retail sale of products manufactured on site	S ⁵	S ⁵	N
Marinas and boatyards ¹	SP	N	N
Offices: Business and Professional	S	S	S
Post Offices	S	S	N
Printing and Publishing Establishments	S	S	N
Public Utility Substations, storage and maintenance facilities including service yards or outside storage of supplies	S	S	N
Recycling Facility	SP	SP	N
Research and development facilities, excluding biogenetics, wet chemistry or similar use categories, except if site is serviced by public sanitary sewers	SP	SP	N
Restaurants and other food service establishments (See Section 9.13 Seasonal Outdoor Dining Areas)	SP	SP	S
Retail sales and stores, other than motor fuel filling stations and vehicles	N	N	S
Sale and distribution of petroleum products ²	S	SP	N
Special Events (see Section 3.13.B)	SP	SP	SP
Truck, Bus, and Freight terminals	S	SP	N
Warehouses	S	S	N
Wholesale businesses	S	S	N
Yards and buildings for the sale and/or storage of:			
a) cement, road salt ⁶ , bulk storage	SP	SP	N
b) lumber and building materials	S	N	N
c) road building, excavation and heavy construction equipment	S	N	N

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Permitted Use	I	IP	RI
¹ Including accessory uses such as marina offices, gas pumps for boating purposes, boat and engine repair, shops, restaurants, including seasonal outdoor dining, as well as similar uses serving those people using and visiting the marina area. ² Only the bulk storage of propane in tanks which are installed underground or are visually buffered from abutting properties and roadways is permitted. All other bulk storage, including bulk storage of petroleum products, is prohibited. All bulk storage, including propane, is prohibited within designated Aquifer Protection Areas or the Riverfront Overlay Zone. ³ See Sections 9.1.3.F and 9.1.4.B for Standards. ⁴ Including the retail sale of products manufactured on site and the retail sale of products manufactured off-site for which the on-site manufactured product is an integral component ⁵ The retail sale of products manufactured off-site for which the on-site manufactured product is an integral component is permitted only by Special Permit approval. ⁶ The sale and/or storage of road salt is only allowed in the IP zone.			

Section 6.2 Restricted Industrial Zone

6.2.1 Purpose

This zone is designed to permit commercial industrial development of a nature that is less intense than heavier industrial uses and which will have less impact on the environment, natural resources and surrounding neighborhoods.

6.2.2 Demonstration of Best Management Practices

The applicant shall be required to submit a plan to identify and implement methods used to prevent, minimize, or control spills, leaks, or other releases that pose a threat to groundwater. Activities to be addressed in such a plan shall include: stormwater management; wastewater discharges; floor drains; storage, use and handling of hazardous materials; bulk material and solid waste storage; security and emergency spill contingency plan for hazardous materials; pesticide and fertilizer use; and monitoring.

6.2.3 Separation Distance Requirements

Any subsurface sewage disposal system shall have no less than a minimum horizontal separation distance of 300 feet from any public water supply well drawing a daily average of more than 50 gallons per minute.

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6.2.4 Prohibited Uses

Uses and regulated activities prohibited by the Town of Portland Aquifer Protection Area (APA) Regulations, adopted June 16, 2008, shall be prohibited in the RI Zone unless registered and permitted in accordance with the APA Regulations. Any use not set forth in Section 6.1 Permitted Uses is also specifically prohibited.

Section 6.3 Industrial Area & Dimensional Requirements

Table 6.3 Area, Height, Coverage and Setback Requirements									
Zone	Min Area	Min Width	Min Depth	Max Stories	Max Height	Max % Lot Coverage	Min Front Yard	Min Side Yard	Min Rear Yard
I	20,000 sq. ft.	100'	100'	2 ½	50'	N/A	25'	20'	20'
IP	20 Acres	500'	200'	Pertains to re-zoning of parcels not contiguous to existing IP zone					
IP	20,000 sq. ft.	100'	100'	2 ½	50'	25%	25'	20'	20'
RI	40,000 ¹ sq. ft.	150'	150'	2 ½	50'	25% ³	50'	20'	20'
RI	60,000 ² sq. ft.	200'	200'	2 ½	50'	25% ³	50'	20'	20' ⁴
¹ Public Sewer or Public Water ² Neither Public Sewer nor Public Water ³ For proposed warehouse/manufacturing uses 35%, for all other uses 25%, subject to Commission's authority to permit greater coverage based on landscape, architectural design and site development elements that exceed minimum standard of the Regulation ⁴ Shall be in addition to requirements of 8.1.2 Landscaping and Buffers									