



VILLAGE OF BALDWINVILLE

Codes Enforcement Office



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§345-21 VILLAGE OF BALDWINVILLE §345-22

ARTICLE X

INDUSTRIAL DISTRICTS

§ 345-21. Permitted structures and uses.

Industrial Districts are primarily for both light and heavy industry, but there shall be permitted therein all buildings, structures and uses permitted in any of the other districts and all other buildings, structures and uses except the following, which are specifically prohibited:

- A. The production from raw materials of:
 - (1) Chemicals and by-products of coal, coke, petroleum, and natural gas.
 - (2) Cement, explosives, fertilizer, paint products, rubber, soaps and starch.
- B. The reduction, refining, smelting and alloying of metal or metal ores; distillation of wood or bones; reduction and processing of wood pulp and fiber.
- C. The operation of stockyards, slaughterhouses, and rendering plants.
- D. Residential uses.
- E. Trailer courts.

§ 345-22. District regulations.

In Industrial Districts, all structures and uses shall be subject to the following regulations:

- A. Minimum lot size. There shall be no minimum lot area or width.
- B. Percentage of lot coverage. All structures, including accessory structures, shall not cover more than 50% of the area of the lot.
- C. Yards. The front, side and rear yard requirements shall be the same as required for Residential R-1 Districts.
- D. Height. No structure shall extend above any of the planes inclined at a slope of one-foot vertically for each foot horizontally, rising upward over the lot from each of the property lines.

E. Fire and explosion hazards.

- (1) All activities or storage involving flammable and explosive materials shall have adequate safety devices against the hazard of fire and explosion and adequate fire-fighting and fire-suppression equipment and devices. There shall be no burning of waste materials other than leaves, brush, cut timber and similar material burned in accordance with approved forestry practices.
- (2) There shall be no storage of crude oil or any of its volatile products or other highly flammable liquids in aboveground tanks except in accordance with state regulations, and all such tanks having a capacity of 10,000 gallons or more shall be properly diked with dikes having a capacity equal to 1 1/2 times the capacity of the tank or tanks surrounded.

F. Radioactivity or electrical disturbances. There shall be no activities which emit dangerous radioactivity at any point or which create electrical disturbance, except from domestic household appliances, adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

G. Smoke. There shall be no emission at any point, from any chimney or otherwise, of visible grey smoke of a shade darker than No. 1 on the Power's Micro-Ringelmann Chart, McGraw Hill Publishing Company, 1954, except that visible grey smoke of a shade not darker than No. 2 on said chart may be permitted for not more than four minutes in any 30 minutes. These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color but with an equivalent apparent density.

H. Fly ash, dust, fumes, vapors, gases and other forms of air pollution. There shall be no emission from any chimney or otherwise which can cause any damage to health, to animals or vegetation or other forms of property or any excessive soiling at any point, and in no event any emission from any chimney or otherwise of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at any point. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to a stack temperature of 500° F. and 50% excess air.

I. All buildings or structures shall comply with the fire-resistance standards and requirements set forth in 19 NYCRR Chapter XXXIII, Subchapter A (Uniform Fire Prevention and Building Code) pursuant to the applicable classifications of such buildings or structures as determined by the Village Code Enforcement Officer. [**Amended 1-7-1985 by L.L. No. 2-1985** *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*]