

## Chapter 301. Zoning and Land Development

### Part 2. Districts

#### Article XXV. Industrial C (Ind C) Zoning Use District

##### § 301-121. Purpose and intent.

The intent of the Industrial C (Ind C) Zoning Use District is to allow a mix of light industrial, warehouse development, and office campuses in the area between Enterprise Park and the terminus of the Long Island Expressway. The Ind C Zoning Use District is intended for moderate-sized businesses generally defined as those with less than 40 employees. In addition, the district allows and encourages commercial recreation businesses. The use of generous landscaping and open space buffers is intended to help protect the rural appearance and minimize views of development from the expressway and arterial roads.

##### § 301-122. Uses.

In the Ind C Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for the following permitted uses or specially permitted uses and their customary accessory uses:

- A. Permitted uses:
- (1) Offices.
  - (2) Warehouses.
  - (3) Greenhouses.
  - (4) Wholesale businesses.
  - (5) Laboratories, including prototype manufacturing.
  - (6) Vocational schools.
  - (7) Golf courses.
  - (8) Parks and playgrounds.
  - (9) Equestrian facilities.
  - (10) Commercial sports and recreation facilities.

(11) Dog and horse training and boarding facilities.

(12) Manufacturing (indoor).  
[Added 5-4-2010 by L.L. No. 9-2010]

B. Special permit uses:

(1) Outdoor theaters (including bandshell, bandstand, amphitheater).

(2) Sports arena.

(3) Motor coach terminal.  
[Added 3-18-2008 by L.L. No. 11-2008]

(4) Agricultural production upon real property seven acres or greater lying within Scenic River Areas defined pursuant to the Order of the Commissioner of the New York State Department of Environmental Conservation dated September 18, 1990.  
[Added 10-21-2008 by L.L. No. 39-2008]

(5) One-family dwelling upon real property of four acres or greater within Scenic River Areas defined pursuant to the Order of the Commissioner of the New York State Department of Environmental Conservation dated September 18, 1990.  
[Added 10-21-2008 by L.L. No. 39-2008]

C. Accessory uses. Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specifically permitted are the following:

(1) Cafeteria for an office or other building, when contained within the building or ancillary structure on the same parcel, for the purpose of serving employees and their guests.

(2) Retail uses, as accessory to wholesale business, subject to the following limitations:

(a) Retail use shall not exceed 10% of the gross floor area of the wholesale business or 3,000 square feet, whichever is less.

(b) The parcel shall have frontage on an arterial road.

(c) Retail uses shall be located at the front of the parcel and building.

(d) Off-street visitor parking shall be provided.

(3) Day care, as accessory to an office use.

(4) Outdoor recreation facilities, as accessory to an office use.

(5) The sale at retail of homegrown or homemade products upon agriculturally used land, provided that all retail uses shall be subject to site plan approval pursuant to Article LVI, Site Plan Review, and the other provisions of this chapter. The farmer may sell supporting farm products and farm products not grown by the farmer, provided that the area for the sale of said products at no time exceeds 40% of the total merchandising area.  
[Added 10-21-2008 by L.L. No. 39-2008]

D. Prohibited uses:

(1) Professional offices.

- (2) Municipal offices.
- (3) Outdoor storage, except as accessory to the specially permitted use set forth in Subsection **B(3)** of this section.  
[Amended 5-6-2008 by L.L. No. 15-2008]
- (4) Indoor theater.
- (5) Residential uses.