

ZONING

180 Attachment 10

Village of Potsdam

IND Zoning District

[Amended 2-19-2001 by L.L. No. 3-2001; 5-6-2002 by L.L. No. 12-2002; 7-20-2006 by L.L. No. 3-2006; 12-5-2011 by L.L. No. 4-2011; 5-16-2016 by L.L. No. 4-2016; 1-23-2017 by L.L. No. 1-2017]

Zoning District	Standard Uses	Special Uses	Minimum Lot			Minimum Yard Dimensions (Setback in Feet)				Maximum Lot Coverage (percent)	Maximum Building Height (Feet)
			Area (Sq. Ft.)	Width (Feet)	Depth (Feet)	Front (Feet)	Side Setback (Feet)	Both Sides (Feet)	Rear (Feet)		
IND Industrial District			District Area Minimum 10 acres								
	Enclosed manufacturing		20,000	100	150	40	10	20	10	55	Lesser of 3 stories or 45 feet
	Enclosed warehouse/wholesale		20,000	100	150	40	10	20	10	55	
	Public/private utility		20,000	100	150	40	10	20	10	55	
	Enclosed service/repair		20,000	100	150	40	10	20	10	55	
	Machinery and transportation equipment sales, service and repair		20,000	100	150	40	10	20	10	55	
	Enclosed industrial processes and service		20,000	100	150	40	10	20	10	55	
	Freight or trucking terminal		20,000	100	150	40	10	20	10	55	
	Open storage yard		20,000	100	150	40	10	20	10	55	
	Public garage		20,000	100	150	40	10	20	10	55	
	Off-street parking		20,000	100	150	40	10	20	10	55	
	Gasoline station, car wash		20,000	100	150	40	10	20	10	55	
	Accessory uses or buildings		20,000	100	150	40	10	20	10	55	
	Motor vehicle sales		20,000	100	150	40	10	20	10	55	
	Veterinarians, animal hospitals		20,000	100	150	40	10	20	10	55	
	Commercial -utility scale photovoltaic projects		20,000	100	150	40	10	20	10	75	
		Other like uses	20,000	100	150	40	10	20	10	55	
		Telecommunications towers	See § 180-31F(11)								
		Convenience store	20,000	100	150	40	10	20	10	55	Lesser of 3 stories or 45 feet

Notes:

1. All uses permitted and specially permitted in the Industrial District require site plan review.
2. All parking lots/areas shall comply with the applicable sections of § 180-22.