

NOTE: Throughout this Article, permitted uses and special exceptions are organized by categories of use, such as "resource production" uses and "institutional" uses. The language introducing each category of use shall of itself carry no legal meaning, but rather serves an organizational purpose only.

## Section 15. Industrial District (I)

### A. Purpose

The purpose of the Industrial District is to provide areas near transportation arteries and municipal services that can support a range of nonpolluting manufacturing and distribution and other activities that are compatible with manufacturing and distribution.

### B. Permitted Uses

The following uses are permitted in the Industrial District:

1. The following resource protection uses:
  - 1-1 Forest management
  - 1-2 Harvesting of wild crops
2. The following resource production uses:
  - 2-1 Agriculture
  - 2-2 Horticulture
3. The following institutional uses:
  - 2-1 Municipal uses
4. The following commercial uses:
  - 4-1 Auto repair garages
  - 4-2 Commercial schools
  - 4-3 Eating places, provided that no service is furnished directly to customers in their motor vehicles
  - 4-4 Gas stations
  - 4-5 Hotels and motels
  - 4-6 Kennels
  - 4-7 Warehouses
  - 4-8 Rental of equipment
  - 4-9 Veterinary clinic
  - 4-10 Wholesale sales
  - 4-11 Retail sales, provided that any retail use that exceeds 2,000 square feet shall meet the definition of "low volume retail" (see definition of Retail Sales) and that the the total area of retail sales shall not exceed 5,000 square feet per lot and shall be limited to the first floor of a structure
5. The following recreation and marine uses:
  - 5-1 Outdoor recreation
  - 5-2 Fully enclosed places of recreation
6. The following industrial uses:
  - 6-1 Boat building
  - 6-2 Manufacturing
  - 6-3 Research and development
  - 6-4 Testing facilities
  - 6-5 Tradesmen's shops

- 7. The following utility uses:  
 7-1 Essential services
- 8. The following accessory uses:  
 8-1 Accessory buildings and uses

**C. Special Exceptions**

The following uses may be permitted only upon approval as special exceptions in accordance with Article 7 of this Ordinance:

- 1. The following utility uses:  
 1-1 Public utilities  
 1-2 Telecommunications Facilities

**D. Prohibited Uses**

- (1) Manufacturing and warehousing uses which are obnoxious, offensive, or detrimental to the abutters, the neighborhood, or the Town by reasons of special danger of fire or explosion, pollution of water ways, emission of corrosive, toxic, or disagreeable odors, offensive noises, or other objectionable characteristics such as, but not limited to, glare of light at night, heavy vibration, or noise.
- (2) Uses not allowed as permitted uses or special exceptions are prohibited within this district.

**E. Standards**

- (1) Space and Bulk Standards

The following space and bulk standards shall apply in the Industrial District:

Minimum net lot area	40,000 sq. ft.
Minimum lot width	200 feet
Minimum setbacks	
Front yard	35 feet, except where the front yard abuts a residential district, it shall be 50 feet.
Side yards	35 feet, except where a side yard abuts a residential district, it shall be 50 feet.
Rear yard	35 feet, except where a side yard abuts a residential district, it shall be 50 feet.
Shoreland area	Per Article 8, Section 16
Maximum height	40 feet

Maximum lot coverage	75 percent, except there may be built for material storage purposes unheated, open-sided structures to cover not more than ten percent additional total areas of any such lot, over and above the portion of the lot area covered by any enclosed buildings.
Minimum width of green perimeter strip  Side and rear yard of lots abutting residential districts	30 feet

(2) Performance Standards

Uses within the Industrial District shall conform to all applicable performance standards of this Ordinance, including but not limited to the following:

- (a) Soils Article 10, Section 2
- (b) Private outdoor lighting Article 10, Section 6
- (c) Signs Article 10, Section 7
- (d) Off-street parking Article 10, Section 9
- (e) Kennels Article 10, Section 19

**F. Overlay Districts**

- (1) Any lot or use within the Shoreland Overlay District shall additionally comply with the provisions of Article 8, Section 16, and of Article 10, Section 3, of this Ordinance.
- (2) Any lot or use within the Historic Preservation Overlay District shall additionally comply with the provisions of Article 8, Section 17, and of Article 12 of this Ordinance.

**G. Flood Plains**

Any construction or development within a flood plain, as defined by the Kennebunk Flood Plain Management Ordinance, shall additionally comply with the terms of that ordinance.

**H. Site Plan Review**

Any proposals as described in Article 11 (Site Plan Review), Section 3 of this Ordinance shall be subject to site plan review and approval prior to receipt of a building permit or plumbing permit.