

**Table 2.06  
Industrial District (IN)**

**A. Purpose.** The purpose of the Industrial District to promote well-paying, year-round employment in the Mad River Valley by encouraging the concentration of light industrial, manufacturing and other compatible uses in an appropriate location that will have minimal negative impact on surrounding properties and the rural character of the community.

**B. Permitted Uses:**

1. Agriculture

**C. Conditional Uses:**

1. Accessory (Caretakers) Apartment
2. Accessory Structure
3. Automobile Repair
4. Accessory Use
5. Child Care Facility
6. Commercial Water Extraction
7. Contractors Yard
8. Extraction of Earth Resources
9. Light Industry
10. Manufacturing
11. Mixed Use
12. Office (see subsection E, below)
13. Public Facility
14. Recreation Facility/Outdoor
15. Restaurant (as an accessory to, and contained within another allowed use)
16. Retail (see subsection E, below)
17. Telecommunications Facility
18. Transfer Station
19. Warehouse
20. Wholesale Trade

**D. Dimensional Standards (unless otherwise specified by use type):**

Minimum Lot Size:	10,000 sq. ft.
Minimum Road Frontage Town Roads (TH 2 & 6):	200 feet
Minimum Setbacks:	
Town Roads (TH 2 & 6)	75 ft. from centerline, or as required by the Board of Adjustment in accordance with Conditional Use approval
District Boundary	50 feet
Lot boundaries	25 feet, or as approved by the Board of Adjustment pursuant to conditional use approval (Sec. 5.03) or Planning Commission pursuant to PRD approval (Sec. 5.04)
River or Stream	In accordance with section 3.12.
Maximum Lot Coverage	60 % on any lot or, with approval of the Planning Commission pursuant to PUD review (Section 5.4), higher lot coverage may be permitted on a single lot if offset by the preservation of open space on a lot located elsewhere in the Industrial District. In no circumstances will the total lot coverage of the entire district exceed 60%.
Maximum Building Height	50 feet (also see Section 3.06)

**E. Other District Standards:**

1. **Retail uses** within the Industrial District shall not exceed 1,000 square feet of gross floor area in any structure, or greater than 5,000 square feet of gross floor area within the entire district.
2. **Office uses** within the Industrial District shall be limited to those activities associated with other allowed uses within the district, or business activities that do not involve regular access to the general public and/or frequent visits from customers or clients (e.g., real estate, insurance, lawyers, medical offices).
3. The **subdivision** of any lot shall be subject to PUD review procedures and standards in accordance with Section 5.04.
4. **Landscaping & Screening.** In reviewing applications for conditional use review pursuant to Section 5.03, the Board of Adjustment may require the installation of landscaping and/or screening to limit or prevent visibility of structures, storage areas and associated uses from adjacent parcels and town roads. The Board also may require the establishment and maintenance of a vegetative screen along district boundaries to provide a visual barrier between the district and adjacent residential areas. Such screening should consist of a mix of tree and plant species designed to maintain a naturalized appearance and dense visual barrier.

In addition to landscaping requirements, all development shall be sited, designed and landscaped to be minimally visible from Route 100, and shall not have an undue adverse impact on the visual character of the adjacent Mad River Valley Rural Historic District, listed on the National Register of Historic Places.

5. All uses shall comply with the **performance standards** set forth in subsection 5.03(D)(9). In reviewing applications for conditional use review within the Industrial District, the Board of Adjustment shall require a proposed construction plan, a description and specifications for all proposed machinery, operations, and products to be located and/or stored on-site, and a description of the methods or techniques to be used to ensure siting, use and operation in conformance with performance standards listed in subsection 5.03(D)(9).