

# DESIGNED INDUSTRIAL ZONE (DI) SECTION 5.05



Zone purpose: The purpose of the Designed Industrial Zone (DI) is to allow for the creation of high-quality, integrated, industrial developments within the Town of Willington which meet the employment, manufacturing, and industrial service needs of the Town, the region, the State, and the nation, and encourages a diversity of uses which are complementary both with the surrounding rural, residential area and among the various uses.

## PERMITTED USES PERMITTED AS OF RIGHT

- Farm, except that the raising of livestock shall require a parcel at least 5 acres in area; and provided that no stable or manure pit is within one hundred (100') feet of any lot line.
- Forestry activities and related services, upon the issuance of site plan approval by the Commission per Section 11.21 of these Regulations.

## SPECIAL PERMITS

**SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION**

- Philanthropic, educational, religious, cemetery, and charitable uses by a duly incorporated non-profit body or governmental unit
- Club
- Golf Course
- Research and development processes on any materials not prohibited in section 4.15
- Manufacturing and Processing
- Storage, warehousing and wholesale sales yards for such materials as wood, metal, glass, fabrics, synthetics and plastics, including, but not limited to, contractors' machinery and equipment, but excluding such uses as auto wrecking areas, junk yards, and retail sales to the general public
- Food and kindred products, provided there is no danger to public health, or of surface- or groundwater pollution created on or off the premises and provided no odoriferous solids, liquids, or gases are released off the premises
- Business Services. Furnishing of wholesale/bulk services such as laundry and dry cleaning, cold storage, bottling and distribution of beverages, and the like, excluding sales or services to the general public
- Stone & monument works
- Veterinary hospitals & kennels
- Publishing, including printing, binding, and distribution, but excluding sales or services to the general public
- Sales of heavy machinery, trucks, motor homes, and trailers
- Corporate offices, excluding professional offices or other offices open to the general public
- Governmental services
- Historic and Monument Sites, Parks & Playgrounds
- Agricultural related activities, processing, animal husbandry and horticultural services
- Railroad/ rapid rail transit lines
- Motor vehicle transportation terminals (bus and motor freight)
- Communication facilities and offices
- Helistops
- Utilities
- Commercial propagation and growing of flowers, plants, nursery stock, and berries on land no smaller than 2 acres
- Commercial greenhouses on parcels no smaller than 3 acres
- Garages for the parking of more than 2 commercial motor vehicles
- Drive-through facilities accessory to a bank or financial institution
- Excavation and Fill, subject to Section 15 of these Regulations
- Co-located wireless telecommunication facility
- School Bus Parking and Related Facilities
- Motor vehicle fuel sales accessory to a warehouse packaging facility, provided such sales are limited to those directly engage in the warehouse packaging operation and are not to be made to the general public

\*Please see [Section 5 of the regulations](#) for further explanation on all uses listed

## DIMENSIONAL REQUIREMENTS

Minimum lot area: 10 ACRES  
Lot frontage: 300 FT  
Front yard setback: 100 FT  
Side yard setback: 100 FT  
Rear yard setback: 100 FT

To apply for a permit please click [here](#).