

Chapter 35

Industrial Zoning District East

This chapter establishes the Industrial Zoning District East (IZDE) and the standards that are specifically applicable within it.

35.1 Boundaries – Purpose – Permitted Uses

35.1.1 What are the boundaries of the IZDE? This zoning district is shown on the official zoning map that accompanies this bylaw.

35.1.2 What is the purpose of the IZDE? This zoning district was originally created for IBM's Williston facility. The 2016-2024 *Town Plan* expanded it to include lands owned by the Chittenden Solid Waste District and VELCO. This zoning district is intended to accommodate uses related to computer and electronic equipment design and manufacturing, technology development and utilization businesses, offices of technology and business services that do not generate customer traffic, solid waste disposal, and utilities in the area that is accessible from Redmond Road in north-central Williston. IBM's operations in this zoning district have typically included data management, micro chip design, and office functions in support of IBM's manufacturing functions, including those located across the Winooski River in Essex Junction in a campus type setting. In recent years, IBM has begun to lease space in their existing buildings in this zone to other tenants who require office facilities within a business campus type setting. This zoning district may also be home to a future public works facility and a park built on the reclaimed landfill.

35.1.3 What uses are permitted in the IZDE? The uses permitted in this zoning district are listed in Table 35.A. Changes in that list of uses may be authorized through the specific plan process.

35.1.3.1 Landfills. This bylaw applies to the regional landfill that may be built on the lands in this zoning district only to the limited extent permitted by 24 V.S.A. § 4413(a)(5).

35.1.3.2 Public Power. As provided by 24 V.S.A. § 4413(b), this bylaw does not regulate public power generation and transmission facilities.

35.1.3.3 Accessory Uses. Customary accessory structures and uses are permitted in all zoning districts, as provided by Chapter 17 of this bylaw.

35.2 Permits. Permit requirements are explained in Chapters 4-6. With the minor exceptions noted there, all development in this zoning district will require a discretionary permit before an administrative permit can be approved.

35.3 Dimensional Standards

35.3.1 Is there a maximum building height in the IZDE? Yes. The maximum building height in the IZDE is 36 feet.

35.3.2 Must development in the IZDE be set back from property lines? Yes. Setbacks from rear and side property lines in this zoning district are controlled by the landscaped buffer requirements of Chapter 23 of this bylaw.

35.3.3 *Must development in the IZDE be set back from roads?* Yes. The minimum setback from any road in this zoning district shall be 50 feet.

35.3.4 *What use may be made of the required setbacks?* The required setbacks must be landscaped as a Type I, III, or IV buffers in compliance with Chapter 23 of this bylaw. Access drives, roads, pedestrian ways, underground utility lines, and where such lines are permitted, overhead utility lines, may cross required setbacks at a right angle ($\pm 10^\circ$). Pedestrian ways may also run parallel to and within a required setback. Parking and loading areas may not be placed within required setbacks.

35.3.5 *Is a minimum lot frontage required in the IZDE?* Yes. All lots in this zoning district must have at least 40 feet of frontage on an existing or proposed public or private road. The DRB may require a greater frontage where necessary to provide safe access to the lot.

35.4 Density Standards. Lot Size. There is no minimum lot size in this zoning district. See Chapter 19 for an explanation of how density is calculated and a summary of the density standards of this bylaw. WDB 19.3 explains how the standards of this bylaw regulate nonresidential densities.

35.5 General Standards Development in this zoning district must, unless specifically exempted, comply with all standards established in Chapters 13-29.

35.6 Specific Standards Standards that apply on in this zoning district are presented in WDB 35.7.

35.7. Outdoor Sales and Storage

35.7.1 *Are outdoor sales permitted?* No. Retail uses are not permitted in this zoning district.

35.7.2 *Is outdoor storage permitted?* Yes. Outdoor storage is permitted in this zoning district, but only within areas that are designated for that purpose on an approved site plan. Outdoor storage outside designated areas is a violation of this bylaw, subject to enforcement as provided in WDB 7.4-7.6.

35.7.2.1 Buffering. Outdoor storage areas must be buffered from all public ways and adjoining properties as required by Chapter 23.

35.7.2.2 Screening. Screening fences or walls must also be provided as required by Chapter 23 of this bylaw.

35.7.2.3 Temporary Storage. Temporary storage of construction equipment and materials is permitted in compliance with Chapter 17 of this bylaw.

35.8 Specific Plans. Specific plans (see Chapter 9 of this bylaw) may be used to refine the requirements of this zoning district. The DRB may, when reviewing a pre-application, require that the applicant submit a specific plan before a discretionary permit for a new use, a new structure, or a major addition will be approved.

Table 35.A - Industrial Zoning District East	NAICS	Notes
Uses that are not specifically permitted are prohibited. Listed uses are permitted only in compliance with all applicable requirements of this bylaw and with the purpose statement for this zoning district.		
Mining, but only as listed below		
Nonmetallic Mineral Mining & Quarrying	2120	Accessory to solid waste management and disposal only.
Manufacturing, but only as listed below		
Computer and Electronic Product Manufacturing	334	
Telecommunication Facilities	517	In compliance with Chapter 21.
Data Processing, Hosting, and Related Services	5182	
Finance	52	Only without in-person customer contact.
Professional, Scientific, and Technical Services, but only as listed below		
Engineering and Related Services	5413	But not those involving on-site customer contact or deployment of field service personnel.
Design Services	5414	But not those involving on-site customer contact or deployment of field service personnel.
Computer Systems	5415	Computer System Design and Related Services
Management, Scientific, and Technical Consulting Services	5416	
Scientific Research and Development Services	5417	
Waste Management & Remediation Services	562	
Utilities	22	See WDB 35.1.3.2.
Public Administration	92	Public parks are permitted in all zoning districts.