

## SECTION 303 LIGHT INDUSTRIAL DISTRICT (IND-L).

### 303.1 Purpose.

The purpose of the IND-L District is to provide land in appropriate locations for the establishment of manufacturing plants and other businesses of a similar nature, which improve employment opportunities and strengthen the economic base of the city. Such activities should not adversely affect the natural environment, adjacent residential areas or community facilities. A variety of manufacturing, distribution and service industries, and certain limited support activities are allowed in the district. However, in order to preserve appropriate land for such uses, residential uses and many types of commercial uses, such as retailing and **personal services**, are not allowed.

### 303.2 Table of Uses.

<u>Permitted Uses</u>	<u><b>Special Exception Uses</b></u> (see Section 801.3)
<u>Commercial/Non-Residential</u> <ol style="list-style-type: none"> <li>1. Airport</li> <li>2. <b>Bus terminal</b></li> <li>3. <b>Essential service</b></li> <li>4. <b>Equipment and machinery sales, rental and service</b></li> <li>5. <b>Group day care facility</b> per Section 604</li> <li>6. <b>Health club</b></li> <li>7. <b>Light industry</b></li> <li>8. <b>Local government use</b></li> <li>9. <b>Outdoor storage</b> per Section 303.4 (less than 20%)</li> <li>10. Plumbing, electrical or carpentry shop</li> <li>11. Publishing/printing</li> <li>12. Research laboratory</li> <li>13. <b>Renewable energy system</b> per Section 612</li> <li>14. <b>Retail product pickup</b></li> <li>15. Retail showroom per Section 303.5 (less than 10%)</li> <li>16. Trucking terminal</li> <li>17. <b>Warehouse</b></li> </ol>	<u>Commercial/Non-Residential</u> <ol style="list-style-type: none"> <li>1. <b>Care and treatment of animals</b></li> <li>2. <b>Contractor's yard</b></li> <li>3. <b>Educational facility</b>, college/university</li> <li>4. <b>Educational facility, vocational school</b></li> </ol>
	<u>Uses by <b>Conditional Use</b> Permit</u> (see Section 302.4)
<u>Planned Developments</u> <ol style="list-style-type: none"> <li>18. Industrial PUD per Section 501</li> <li>19. <b>Planned business park</b> per Section 508</li> </ol>	<u>Commercial/Non-Residential</u> <ol style="list-style-type: none"> <li>1. Car wash</li> <li>2. <b>Inpatient rehabilitation facility</b></li> <li>3. <b>Office</b></li> <li>4. <b>Outdoor storage</b> per Section 303.4 (more than 20%)</li> <li>5. Retail showroom per Section 303.5 (between 10-20%)</li> <li>6. <b>Vehicular sales</b></li> </ol>

303.3 Table of Area, Dimensions and Coverage.

Minimum <b>Lot</b> Requirements					Maximum Limitations	
Area	<b>Frontage</b>	Front Yard	Side Yard	Rear Yard	Building Coverage	Height
2 acres	200'	40'	20'	20'	50%	65' See Section 303.7

303.4 Outdoor Storage.

Outdoor storage shall be permitted as an **accessory use** to a permitted use if it occupies an area of 20 percent or less of the footprint area of the **principal building**. Otherwise, outdoor storage shall require a **conditional use** permit from the Planning Board pursuant to Section 302.4. The 20% limitation shall not apply to **contractor's yards** and **equipment and machinery sales, rental and service**. All outdoor storage, including outdoor storage for a **contractor's yard** and **equipment and machinery sales, rental and service**, shall be appropriately screened from view from abutting **parcels** and shall not occupy required yard areas.

303.5 Retail Showrooms.

Showrooms and on-premise sales may be allowed as part of a **warehouse** or distribution facility if it occupies an area of 10 percent or less of the footprint area of the **principal building**. Otherwise, showrooms and on-premise sales shall require a **conditional use** permit from the Planning Board pursuant to Section 302.4 provided that: (1) such showrooms occupy no more than 20 percent of the floor area occupied by the **warehouse** or distribution facility; and (2) the goods being displayed are the same as those being stored/ distributed on the premises; and (3) all other requirements of Section 302.4 are met.

303.7 Special Height Restrictions.

On **parcels** adjacent to residential districts the height limitation of the adjacent residential district shall apply; but, on such **parcels**, **building height** may be increased above the residential limitation by one (1) foot for each two (2) feet that the **building** is set back from the required **setback line(s)** on sides of the **lot** adjacent to the residential district. However, in no case shall the height exceed 65 feet.