

Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Current Zoning	Light Industrial District
Legally Conforming	Yes
Uses Permitted	Offices or commercial uses serving neighborhoods and community needs
Zoning Change	Not likely
Source: Planning & Zoning Dept.	

ANALYSIS AND CONCLUSION

The land is currently zoned light industrial, which has a variety of permitted uses as stated in the **Sharon Zoning Code** outlined below.

The following are permitted, except that if the proposed building, building addition or change of use exceeds the floor area or parking space thresholds of 2334.a, the use shall be allowed only by Special Permit. Additionally, certain uses require site plan approval pursuant to 6323.

- a. Manufacturing. Assembly, manufacturing, and packaging subject to the exclusions of paragraph (12) hereof:
- (1) Canvas, cloth, cork, felt, fiber, glass, metal, sheet metal, paper, plastic, textile, and wood products from previously prepared materials;
 - (2) Electrical, laboratory, medical, dental, office, store, sterilization, and water purification apparatus, devices, machinery, and equipment;
 - (3) Instruments, musical instruments, optical goods, clocks and watches or other precision apparatus, devices, machinery, and equipment;
 - (4) Apparel, apparel accessory, and footwear products;
 - (5) Aerospace, boat, rail, and vehicle parts and components;
 - (6) Pharmaceuticals and personal care products;
 - (7) Machine tools;
 - (8) Food products;
 - (9) Bottling works;
 - (10) Jewelry;
 - (11) Toys, novelties, and sporting goods;
 - (12) Wood product manufacturing shall exclude planing and sawmill operations. Food product manufacturing and packaging shall exclude fish or meat, sauerkraut, vinegar, yeast, and fat and oil rendering.
- b. Research & Development and Laboratories:
- (1) Research and development (R&D) facilities;
 - (2) Experimental laboratories;

- (3) Testing laboratories.
 - c. Warehousing Storage and Distribution:
 - (1) Wholesale sales, offices and showrooms;
 - (2) Warehousing and wholesale merchandise storage and distribution of materials, supplies, equipment, and manufactured products, whether or not produced on the premises.
 - d. Office:
 - (1) General and professional offices;
 - (2) Municipal offices.
 - e. Retail:
 - (1) Retail sales and services;
 - (2) Funeral establishments;
 - (3) Restaurants and catering;
 - (4) Dry cleaners, excluding on-site cleaning or processing.
 - f. Nursery school, daycare center or other agency for the day care of children, and adult daycare center.
 - g. Theatre.
 - h. Wellness center and health club.
 - i. Medical and dental:
 - (1) Medical and dental offices and laboratories;
 - (2) Medical and dental and clinics;
 - (3) Medical development, research, experimental, or testing laboratories and facilities;
 - (4) Hospitals and/or comprehensive health care system;
 - (5) Home health care.
 - j. Miscellaneous:
 - (1) Printing and publishing establishments;
 - (2) Public utilities, service yards, and electrical switch gear and transforming stations;
 - (3) Repair, maintenance, and service industries;
 - (4) Machine shops;
 - (5) Shop and/or showroom of a builder, carpenter, cabinetmaker, caterer, electrician, painter, paperhanger, plumber, sign painter, upholsterer, heating and ventilation contractor, or other tradesman.
2332. Other Permitted Principal Uses:
- a. Religious or educational uses on land owned or leased by a public body, religious sect or denomination, or non-profit educational corporation;
 - b. Agriculture, horticulture or floriculture;

- c. Business services supporting businesses located in the district;
- d. Personal services such as, but not limited to, barber and beauty shops, health club, membership club, photographer, shoe repair, tailor, and other personal service uses.
- e. General retail and wholesale landscaping equipment, supply and service business.

2333. Permitted Accessory Uses:

- a. Such accessory uses as are customarily incident to the foregoing uses, including the use of structures and land for showrooms for display purposes only, as well as storage, power plants, water storage structures or reservoirs, sewage treatment plants and chimneys;
- b. Outside display of goods for display and sales on the premises accessory to a permitted main use such as, but not limited to, retail stores, shops and salesrooms, conducted in a completely enclosed building on the same premises.

2334. Uses and Accessory Uses Allowed by Special Permit (from the Board of Appeals, except as noted):

- a. Uses allowed pursuant to 2331 where the proposed building, addition or change of use results in more than one hundred thousand (100,000) square feet of gross floor area or more than two hundred fifty (250) parking spaces;
- b. Facilities for the sale, leasing, rental or servicing of new and used automobiles and trucks, trailers, and boats provided that all servicing is carried on within one (1) or more buildings, and provided further that a Class 1 agent's or seller's license (as defined in Chapter 140, Section 58, of the Massachusetts General Laws) shall be held by the user of the premises;
- c. Earth removal pursuant to 4120;
- d. Commercial indoor and/or outdoor recreational uses, including recreational uses that include a training component such as, but not limited to, skateboard park, tennis, swimming, skating, sports fields and courts, golf driving range, miniature golf course, batting cages, go-carts, bumper boats, indoor racing tracks, and other similar uses;
- e. Open or outside storage of materials, supplies, equipment, construction equipment, and manufactured products, in a storage yard, provided that the storage is appropriately screened in accordance with all applicable sections of the Zoning By-Laws;
- f. Outdoor storage or overnight parking of busses, trucks, or other vehicles whose gross vehicle weight as determined by the Massachusetts Registry of Motor Vehicles, equals or exceeds ten thousand (10,000) pounds;
- g. Paved parking lots and/or parking spaces including commercial parking not serving the primary use(s) on the lot;
- h. Temporary parking lots;
- i. Drive-in windows for restaurants, banks, drycleaners, or any other personal services;
- j. Self storage facilities;

k. Motel or hotel, provided that the following are complied with:

- (1) Minimum floor area per unit, not including corridors and public floor areas, shall be two hundred forty (240) square feet;
- (2) No motel or hotel unit floor elevation shall be located below the mean grade level of the land;
- (3) No more than ten percent (10%) of the public floor area (lobby, function rooms, restaurants) shall be used for accessory commercial uses such as newsstands, barber or beauty shops, vending machines, gift shops or offices other than those offices necessary to the management of the motel.

l. Natural gas custody transfer facilities or gate stations as provided in Section 4700.

m. Adult Entertainment Uses pursuant to section 4100. These uses shall not be considered accessory uses.

Additional information may be obtained from the appropriate governmental authority and a legal zoning opinion is also recommended as the appraisers are not legal experts in this regard.