

§ 300-8. Commercial-Industrial-A Zoning District (C-I-A).

The purpose of the C-I-A Zoning District is to reserve an area for tax-generating nonresidential uses that can be located in Templeton without detrimental impact to the community or the surrounding neighborhood. The C-I-A District accommodates larger business and industry than in the other business districts and maintains a quality of design through vegetative buffers to residential areas and other design standards. No building or use shall be constructed, altered, or expanded without site plan approval by the Planning Board (PB) in accordance with § 300-32, Site plan review. The location of the C-I-A District shall be as described on the Zoning Map at the office of the Town Clerk.

- A. Uses allowed by right in the C-I-A District. The following uses are allowed by right in the C-I-A Zoning District, with site plan approval from the PB in accordance with § 300-32, Site plan review:
- (1) Retail establishments with a minimum of 20,000 square feet in size.
 - (2) Lumber yard, contractor's yard, building trade supplier or other open-air establishment, at a minimum of 20,000 square feet in building size, not stated elsewhere herein for the storage, distribution, or sale, at wholesale or retail, of materials (excluding salvage materials), merchandise, products or equipment, provided that any and all open storage of materials and vehicles is screened from public view.
 - (3) Research and development (R&D) or light manufacturing with a minimum of 20,000 square feet in size, including general offices with research, testing, training, light manufacturing or warehouse facilities for computer, telecommunications, photographic, instrumentation, biomedical or similar high-technology or light manufacturing uses, including processing, fabrication and assembly; where such uses are conducted within the confines of a building.
 - (4) Distribution facilities with a minimum of 20,000 square feet in size; including wholesale product preparation, storage and transfer of goods, provided that any and all open storage of materials and vehicles is screened from public view.
 - (5) Restaurant and restaurant, fast-food.
 - (6) Nonresidential uses allowed by right in the Village District (V). (See § 300-13B.)
 - (7) Nonresidential uses allowed by right in the Highway-Business District (H-B). (See § 300-14A.)
 - (8) Marijuana establishment and medical marijuana treatment center. **[Added 11-20-2019 STM by Art. 8]**
- B. Uses allowable by special permit in the C-I-A Zoning District. No use allowed by a special permit within this section of the bylaw shall be allowed until the Planning Board has been satisfied by the applicant, agents of the applicant and/or agents of the Town of Templeton that the use that may be allowed by special permit is not injurious to any natural, cultural or historic resource within the Town of Templeton. Applicants seeking approval of a use by special permit, § 300-31, Special permits, Subsections (1) through (16), below. **[Amended**

5-15-2013]

- (1) Gasoline and/or repair service stations, with or without mini-market. An establishment for the repair, maintenance, and painting of automobiles or other motor vehicles, provided that all but minor repairs shall be conducted wholly within a building sufficiently sound-insulated and ventilated to confine disturbing noise and odors to the premises.
- (2) Automobile showrooms, new and used automobile lots; vehicular dealerships, including salesroom and related dealership facilities for automobiles, boats, motorcycles, trucks, off-road vehicles or farm implements.
- (3) Light manufacturing, packaging, processing and testing, including printing or publishing plant, bottling works, manufacturing establishment, or other assembling, packaging, finishing or processing use where the proposed use does not cause negative environmental or neighborhood impacts associated with noise, smoke, odors, or traffic that cannot be successfully mitigated.
- (4) Warehouse or other storage facilities.
- (5) Wireless communications facilities.
- (6) Office building or office park, providing for one or more buildings on a lot integrated to provide for attractive and functional office space, vehicular and pedestrian circulation and overall site plan.
- (7) Conference center.
- (8) Outdoor recreational facilities on five acres or more, including camping area, golf course, miniature golf, ski areas and accessory structures, and other similar uses.
- (9) Garage auto and truck repair.
- (10) Retail establishments under 20,000 square feet in size.
- (11) Lumber yard, contractor's yard, building trade supplier or other open-air establishment, under 20,000 square feet in building size, not stated elsewhere herein for the storage, distribution, or sale, at wholesale or retail, of materials (excluding salvage materials), merchandise, products or equipment, provided that any and all open storage of materials and vehicles is screened from public view.
- (12) Research and development (R&D) or light manufacturing under 20,000 square feet in size, including general offices with research, testing, training, light manufacturing or warehouse facilities for computer, telecommunication, photographic, instrumentation, biomedical or similar high-technology or light manufacturing uses, including processing, fabrication and assembly; where such uses are conducted within the confines of a building.
- (13) Distribution facilities under 20,000 square feet in size; including wholesale product preparation, storage and transfer of goods, provided that any and all open storage of materials and vehicles is screened from public view.

- (14) Nonresidential uses allowed by special permit in the Village District (V). (See § 300-13D.)
- (15) Nonresidential uses allowed by special permit in the Highway-Business District (H-B). (See § 300-14B.)
- (16) Any accessory use customarily incidental to any of the above uses.

§ 300-14. Highway-Business District (H-B). [Added 12-7-2006; amended 3-6-2008]

The purpose of the Highway Business (H-B) District is to maintain Templeton's character for viable business uses that can co-exist with the residential areas in which many of the Town's business districts are located. The H-B District is intended to complement the Village Districts and Residential-Agricultural Districts and the more intense Commercial-Industrial Districts. The locations of the H-B Districts are depicted on the Zoning Map located in the office of the Town Clerk. No building or use shall be constructed, altered, or expanded in the H-B District without a site plan approval by the Planning Board in accordance with this Zoning Bylaw.

- A. Uses allowed by right in the H-B District. The following uses are allowed by right in the H-B District with site plan approval by the Planning Board, so long as the new or expanded structure contains less than or equal to 5,000 square feet of gross floor area, unless otherwise specified. Where the use proposed is to be located within an existing structure and no structural changes or modification to the site plan are proposed, the Planning Board may waive the requirement for site plan approval for nonresidential uses. Structures of greater than 5,000 square feet, or other specified size, may be permitted with the grant of a special permit by the Planning Board. See the Table of Dimensional Requirements for minimum acreage and setback requirements.¹
- (1) Retail sales, excluding restaurants.
 - (2) Personal service shops, including but not limited to barber, salon, cosmetologist, massage therapist by a licensed practitioner.
 - (3) Business or professional offices.
 - (4) Banks and other financial institutions.
 - (5) Convenience store; grocery store or supermarket.
 - (6) Restaurant.
 - (7) Liquor store, including the sale of beer, wine, liquor and/or other hard spirits.
 - (8) Art or craft studios (public and private), gallery, museum or library open to the public.
 - (9) Post office, municipal uses up to 10,000 square feet in size; including parks, golf-courses, subject to reasonable height and bulk regulations as applied by the Board of Appeals; public utilities, but not including wireless communications towers which are allowed only by special permit.

1. Editor's Note: See § 300-20.

- (10) Ice cream stand.
 - (11) Amusement enterprises, including but not limited to dance academy, bowling alley, theater, movie cinema, performing arts center, skating, fitness clubs or place of instruction (not defined as educational use), operated for profit.
 - (12) Small appliance or equipment repair, including but not limited to household appliances, lawn mowers, chain saws.
 - (13) Outdoor recreational facilities on one acre or more, including camping area, golf course, miniature golf, ski areas with accessory structures not exceeding 1,500 square feet, and other similar uses, but not including recreational motorized vehicles. Outdoor recreational facilities involving structures greater than 1,500 square feet may be permitted only upon a grant of a special permit by the Planning Board.
 - (14) Veterinary hospitals, clinics and grooming facilities; but not including commercial kennels. Overnight stays for animals are permitted only if associated with medical procedures.
 - (15) Restaurant and restaurant, fast-food.
 - (16) Accessory use customarily incidental to any of the above uses.
 - (17) Home occupation, minor.
- B. Special permit uses in the H-B District. The following uses may be allowed in the H-B District upon grant of a special permit by the Planning Board, unless otherwise specified. Where the use proposed is to be located within an existing structure and no structural changes or modification to the site plan are proposed, the Planning Board may waive the requirement for site plan approval for nonresidential uses.
- (1) Lumber yard, contractor's yard, building trade supplier or other open-air establishment not stated elsewhere herein for the storage, distribution, or sale, at wholesale or retail, of materials (excluding salvage materials), merchandise, products or equipment, provided that all open storage of materials and vehicles is screened from public view.
 - (2) Restaurants exceeding 5,000 square feet and dispensing food to be consumed within building and to be sold and packaged for take-out and drive-throughs.
 - (3) Hotel, motel, inn or other lodging accommodations.
 - (4) Operation and maintenance of commercial kennels on two acres or more, provided such activity is performed at least 100 feet from any property line upon grant of a special permit by the Board of Appeals.
 - (5) Dry cleaner or self-service coin-operated laundry.
 - (6) Gasoline stations with or without mini-market and garage, auto and truck repair, general vehicle, and general repair.
 - (7) Wireless communications facilities.

- (8) Outdoor recreational facilities on one acre or more, including but not limited to camping area, golf course, miniature golf, ski areas and accessory structures, and other similar uses, but not including motorized vehicles.
- (9) Garage, auto and truck repair.
- (10) Home occupation, major.