

4.4. IT – Industrial / Technology Zone

4.4.A Purpose

The purpose of the Industrial / Technology Zone is to provide for appropriate locations and standards for industrial-type uses and technology-related uses.

4.4.B Principal Uses Permitted By Site Plan Approval (Commission or City Planner)

1. Scientific and research laboratories and similar uses devoted to research design and/or experimentation.
2. Computer centers and similar technology-related uses.
3. Offices for business, financial, professional, and similar office-type uses.
4. The manufacturing, fabricating, assembling or processing of goods and products.
5. Warehousing and wholesaling and storage.
6. Building equipment, merchandise, material and supply business.
7. Printing and publishing establishments.
8. Metal, woodworking and other similar shops.
9. Repair services as defined in these Regulations but specifically excluding boat repair, marine repair, machinery repair, outside repair, and the like.
10. Stone and monument works.
11. Parking garages and lots in accordance with Section 7.1 of these Regulations.
12. Telecommunications facilities, subject to the requirements of Section 6.12 of these Regulations.
13. Licensed medical marijuana producer.
14. Other use similar to a permitted use or uses.

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4.4.C Principal Uses Permitted By Special Permit Approval and Site Plan Approval (Commission)

1. Principal outside storage yards and uses, including, but not limited to, petroleum storage facilities, building and contractors' equipment, merchandise, materials and supplies, but not including junkyards; provided that the area used for outside storage shall be completely visually screened.
2. Trucking terminal facilities for handling freight or material with or without maintenance facilities, including accessory trucking facilities; provided that such facilities, including any truck entrance, exit, driveways, maneuvering, parking or loading area, shall not be located or operated within a distance of 500 feet of any Residential Zone measured in a straight line between such facility and said boundary. Trucking terminal facilities shall not be construed to include clearly subordinate and customary incidental delivery department or off-street loading facilities operated by business concerns for their own use.
3. Public buildings, use and facilities.
4. Public utility buildings and facilities.
5. Railroad rights-of-way and stations.
6. Gasoline stations, motor vehicle dealerships, and motor vehicle repair and/or service garages, and other similar automotive uses, as defined by State Statute subject to the conditions set forth in Section 6.6 of these Regulations.
7. Docks and other marine-related facilities.
8. A boatyard for building, storing, repairing, selling, or servicing boats which may include the following as an accessory use: office for the sale of marine equipment or products, dockside facilities for dispensing fuel, restroom and laundry facilities to serve overnight patrons. Furthermore, adequate lanes must be provided to allow access and egress throughout the boatyard for fire trucks.
9. Vocational Training Facilities of persons with physical and developmental disabilities subject to the requirements of Section 6.9 of these Regulations.
10. Mixed use building(s) that allow dwelling units in conjunction with any principal use permitted by Section 4.4.B and or 4.4.C ("live - work" opportunities) provided that dwelling units shall be limited to areas above the first floor.

4.4.D Permitted Accessory Buildings, Structures and Uses

1. No accessory building or structure shall be built on any lot on which there is not a principal building.
2. Garages for storage and maintenance and utility shops for the upkeep and repair of buildings and structures and service; central heating and power plants for furnishing heat and electricity energy; training schools for employees, buildings for the storage of documents, records and personal property; communication facilities and clinics; and dining and recreational facilities, to be used for company purposes only and not by the general public.
3. Any accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing uses shall be permitted in the same manner as the principal building.
4. Group day care and child day care subject to Site Plan approval and Section 6.4 of these Regulations.

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4.4.E Dimensional Standards

Industrial / Technology District		
Minimum Lot Area	40,000 square feet	
Minimum Lot Width	100 feet	
Minimum Lot Depth	200 feet	
Minimum Front Yard Setback	30 feet	Where the required yard setback line is adjacent to or across from the street from any residential zone, each yard setback shall be equal to the height of the outer face wall of any building adjacent to the subject yard
Minimum Side Yard Setback	15 feet, not required for the portion of the lot abutting navigable water	
Minimum Rear Yard Setback	30 feet, not required for the portion of the lot abutting navigable water	
Minimum Buffer Strip	Unless modified by the Commission by Special Permit due to the provision of comparable screening, a landscaped strip 25 feet wide providing complete visual screening shall be provided along lot lines that abut or are across the street from any residential zone.	
Maximum Building Coverage	70%	
Maximum Building Height	75 feet The Commission may, by Special Permit, authorize a building height above 75 feet when such additional height is needed for a specific manufacturing process or operational consideration.	

Notes - 1. Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.