

6.6 BUSINESS/OFFICE PARK/INDUSTRIAL DISTRICT (BI)

The Business/ Office Park/Industrial District is established to as a district where the principal use of the land is for manufacturing, processing, treatment, research, warehousing, storage, and distribution; excluding those uses where there is danger of explosions, chemical, radioactive, or biological contamination or other hazards to public health or safety.

6.6.1 PERMITTED USES

The following uses in the Business/Office Park/Industrial District are permitted, providing that the uses meet all applicable performance standards herein, and conform to all applicable State and Federal regulations regarding the storage, handling, processing of materials and the disposal of solid, liquid, gaseous, and radiation waste:

1. Accessory Buildings, Structures, or Uses
2. Accessory Dwelling Units
3. Agriculture and aquaculture
4. Automobile service station
5. Commercial Services
6. Contractor Yard 1 & 2
7. Filling and earth moving activity of more than but less than 100 cubic yards
8. Garden centers
9. Lodging facilities excepting Boarding Houses
10. Manufacturing including low and medium impact manufacturing, exclusive of processes cited as Prohibited Uses
11. Medical facilities, hospitals, and veterinarian offices/hospitals
12. Museum
13. Personal services
14. Professional Offices
15. Public Facility
16. Retail
17. Restaurants and take-out restaurants
18. Theatres and playhouses
19. Garden centers
20. Timber harvesting, less than 40% basal area
21. Recreational Facility, Commercial and Passive
22. Recreational Rental
23. Warehousing
24. Wholesale distributors
25. Yard sale

6.6.2 CONDITIONAL USES

The Planning Board may authorize the following Conditional Uses:

1. Auto repair garage
2. Automotive and watercraft sales
3. Campgrounds
4. Churches
5. Clubs
6. Day Care Centers
7. Drive Thru Facilities
8. Equestrian Stable, *Commercial*
9. Filling and earth moving activities of more than 100 cubic yards
10. Fuel Storage and Distribution Facility
11. Golf Courses
12. Mineral Extraction Operations meeting the performance standards contained in Section 6.6.6.
13. Mobile Food Trucks and Mobile Food Trailers (Amended April 1, 2019)
14. Nursing home and congregate care facilities
15. Planned Mixed Unit Developments
16. Pet Day Care Facilities
17. Public Utility

- 18. Seasonal Resorts
- 19. Self-Storage Facilities
- 20. Solid Waste Facility
- 21. Taverns, subordinate and accessory to a lodging establishment or golf
- 22. Timber harvesting, in excess of 40% basal area
- 23. Truck terminals
- 24. Residential uses, provided:
 - a. The residence is subordinate and accessory to a commercial permitted use listed in 6.6.1 and 6.6.2 and is occupied by the owner or caretaker
 - b. One single-family dwelling on a legally-conforming lot of record existing as of June 10, 2015.
 - c. Age-Restricted Residential development.

6.6.3 PROHIBITED USES (Amended June 12, 2019)

- 1. Automobile salvage yards
- 2. Distillation of bones, fat rendering, glue, soap, or fertilizer manufacture
- 3. Refining of petroleum or its products, including tar distillation
- 4. Coal distillation or coke ovens
- 5. Creosote production or treatment
- 6. Stockyards and animal slaughtering
- 7. Used tire storage not associated with an on-site processing and remanufacturing operation.
- 8. Adult business
- 9. Medical marijuana dispensaries

6.6.4. SPACE & BULK REQUIREMENTS FOR BI DISTRICT

Zoning Standard	Dimension
• Minimum Lot Size	1 acre
• Minimum Residential Lot Size	60,000 sf
• Minimum Lot Frontage	200 feet
• Minimum Lot Width	200 feet
• Maximum Lot Coverage	70 %
• Maximum Height: Principal Buildings & Garages	50 feet
• Maximum Height: Accessory Buildings, excluding garages	35 feet
• Minimum Front Yard Setback from Route 1	50 feet
• Minimum Front Yard Setbacks	30 feet
• Minimum Side & Rear Yard Setbacks	25 feet
• Minimum Setback from an abutting residential property (All non-residential uses abutting a conditional use residential property as permitted under Section 6.6.2.21 shall be exempt)	50 feet

6.6.5 PERFORMANCE STANDARDS FOR THE BUSINESS INDUSTRIAL DISTRICT

In addition to the Performance Standards contained in Sections 5.0 and 9.0 of the Land Use Ordinance, the following performance standards shall apply to all uses in the Business Industrial District.

1. Parking & Loading:

- a. Parking and loading facilities shall be designed in conformance with the requirements of Sections 5.2.2, 5.9.3, and 5.12 of this Ordinance.
- b. All proposed streets, private ways, and driveways with ingress and/or egress onto Route 1 shall comply with design and construction standards specified in section 5.2.2.
- c. Where feasible, employee parking spaces should be located in the rear yards of the proposed use. Employee parking may be located in the side yards of two adjacent uses sharing a common access driveway.
- d. Loading areas shall be *screened* from public view, and *buffered* from adjacent residential properties and zoning district boundaries, as determined by the Planning Board or Staff Review Committee.