

MEMORANDUM

To: Economic Development Commission
Town of Stonington

From: Glenn Chalder, AICP

Date: October 16, 2012

Subject: **M-1 Zoning Strategies**

Overview

The Stonington Economic Development Commission requested that we review the zoning requirements for the Manufacturing (M-1) zoning district and provide observations and recommendations for possible regulation changes to facilitate economic activity in the district. It is our understanding that these recommendations may be submitted to the Planning and Zoning Commission for possible incorporation into the Zoning Regulations..

Our findings and recommendations are based on our review of the Stonington Zoning Regulations and a public informational meeting held on September 27.

Findings and Recommendations

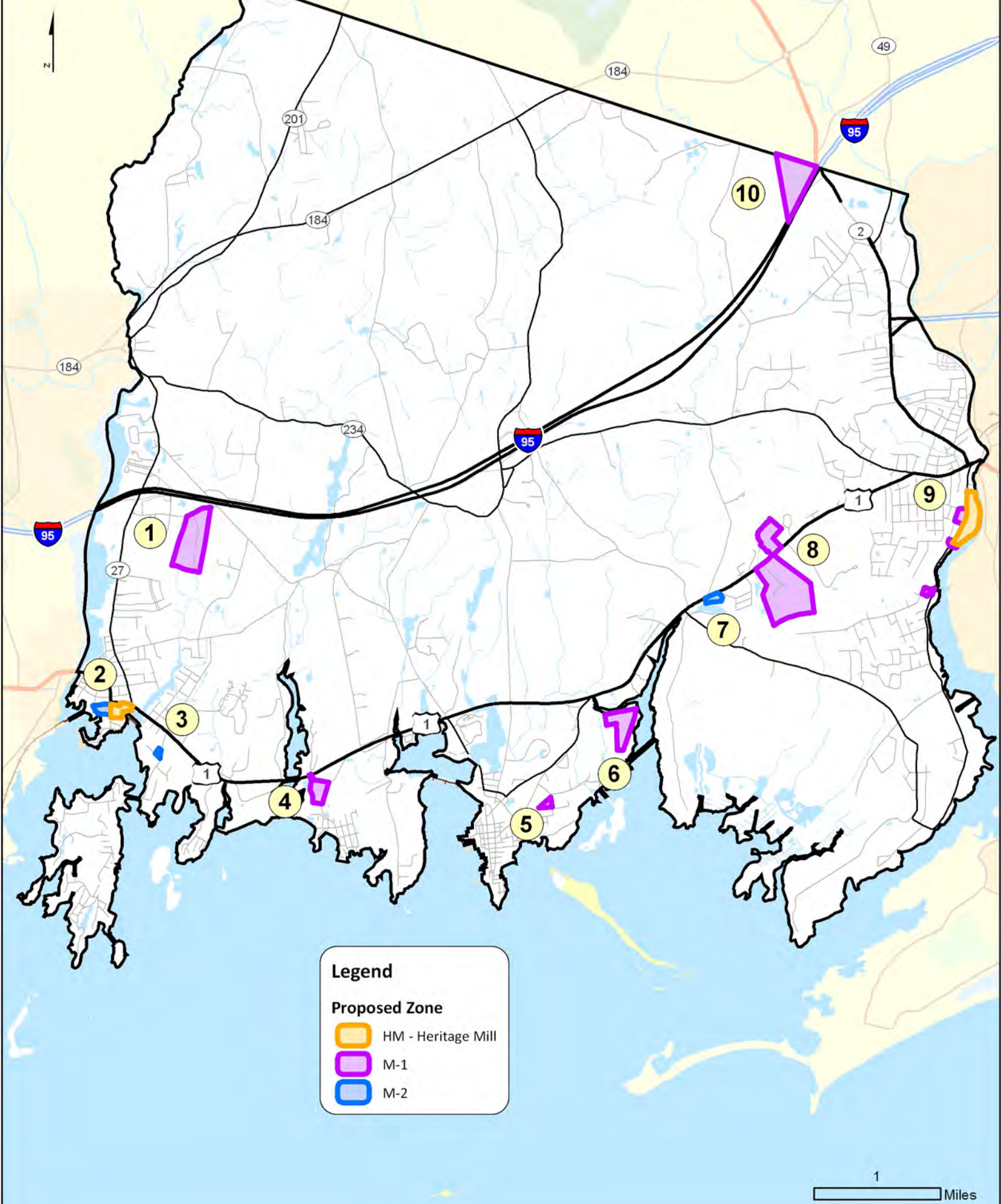
The Manufacturing (M-1) zoning district has been applied to a variety of sites and situations and it does not appear to be the best approach to promoting economic activity in these areas. The recommended approach is to consider three (3) zoning designations:

- **Existing Historic Mills** – These facilities are effectively built out and the main activity in the future will be to occupy these spaces and/or lead to redevelopment as opportunities present themselves. It may be possible to allow occupancy of existing buildings (where no building expansion or new construction is proposed) through a Staff process rather than requiring an application to the Planning and Zoning Commission. New uses might also be considered for these sites.
- **Large Sites / Campus Settings** – These locations consist of larger sites which can conform to the dimensional standards and other requirements in the M-1 district. Some new uses might be considered for these locations.
- **Smaller Sites**– These locations consist of smaller sites which may have difficulty conforming with the dimensional standards and other requirements in the M-1 district. While some new uses might be considered for these locations, new dimensional standards might provide for the most economic opportunity.

The categorization of the sites is presented on the following pages.

Proposed Manufacturing Zones

Stonington, CT



Legend

Proposed Zone

- HM - Heritage Mill
- M-1
- M-2

1 Miles

CONSIDER CHANGE TO HERITAGE MILL ZONE (Existing Mills)

Route 1 @ / Broadway (PART)



Mechanic Street (PART)

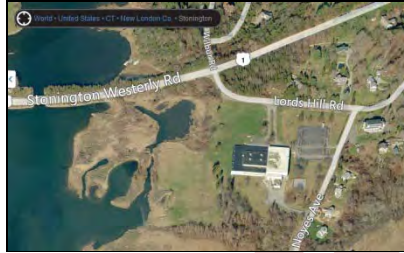


KEEP AS MANUFACTURING (M-1)

Maritime Drive (@ Aquarium)



Route 1 @ Lords Hill Road



Elm Street (@ Borough)



Route 1 @ Elm (Vineyard)



Route 1 @ Extrusion Drive



Liberty Street (Route 2)



CONSIDER CHANGE TO MANUFACTURING 2 (M-2)

Route 1 @ / Broadway (PART)



Mason's Island Road



Route 1 @ South Anguilla Road



Mechanic Street (PART)



Step 1 – Consider Establishing a “Heritage Mill” Zone

4.10 HERITAGE MILL (HM)

Purpose: This zone provides for a range of uses for existing historic mill buildings and surrounding areas. The intent is to allow some defined uses of interior space within existing buildings on a simplified basis. Certain other uses and construction of a new building or an addition to an existing building will require a special permit,

4.10.1 Permitted Uses.

The following uses which were permitted in the M-1 zone (by Site Plan Approval) will ***not*** be permitted by Zoning Permit or Site Plan approval in the HM zone:

- Construction of some new buildings
- Lumbering and lumber mills

The following uses are permitted **by zoning permit** provided the use is located within an existing building or is located within a building or addition approved by the Commission in accordance with Section 4.10.3, adequate parking is available, and no residential use or lodging use occurs on the property:

- 4.10.1.1 Offices and/or corporate headquarters up to 20,000 square feet.
- 4.10.1.2 Assembly, fabricating, compounding, warehousing, and packing up to 20,000 square feet.
- 4.10.1.3 Research and development.
- 4.10.1.4 Processing of agricultural products.
- 4.10.1.5 Municipal facility.
- 4.10.1.6 Public utilities.
- 4.10.1.7 Health club.
- 4.10.1.8 Medical clinic.
- 4.10.1.9 Sales: retail/wholesale business up to 3,000 square feet.
- 4.10.1.10 Personal services business up to 3,000 square feet.
- 4.10.1.11 Storage facility.

4.10.2 Accessory Uses.

The following accessory uses which were permitted in the M-1 zone will ***not*** be permitted as accessory uses in the HM zone:

- Home Occupations, in accordance with Section 1.2.2
- Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.
- Retail sale of goods or supplies which are either manufactured or processed on site provided said retail sale is subordinate and incidental to the permitted use ...

No permit is required for the following uses provided they are associated with a permitted use located within an existing building:

- 4.10.2.1 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10.
- 4.10.2.2 Recreation facilities, such as tennis/handball courts and pools accessory to commercial or manufacturing uses.
- 4.10.2.3 Storage of goods or supplies incidental to permitted uses.

4.10.3 Uses Allowed by Special Permit.

The following uses which were permitted in the M-1 zone by Special Exception will ***not*** be permitted in the HM zone:

- Coal yards and oil tanks
- Recreational camping
- Wineries

The following uses may be permitted upon granting of a Special Permit by the Commission:

- 4.10.3.1 Construction of a new building or an addition to an existing building.
- 4.10.3.2 Expansion or construction of a parking area.
- 4.10.3.3 Parking, shared, in accordance with Section 7.10.2.5.
- 4.10.3.4 Parking, dedicated off-site (sender and receiver), in accordance with Section 7.10.2.4.
- 4.10.3.5 Offices, corporate headquarters, in buildings equal to or greater than 20,000 square feet.
- 4.10.3.6 Assembly, fabricating, compounding, packing, and warehousing greater than 20,000 square feet.
- 4.10.3.7 Light manufacturing.
- 4.10.3.8 Bulk storage.
- 4.10.3.9 Boat sales, boat part sales, boat repair, boat fabrication, boat storage, boat livery, marina, seasonal marina structures, and similar uses.
- 4.10.3.10 Bowling /billiards, family entertainment center and/or similar indoor commercial recreation or entertainment operations.
- 4.10.3.11 Recreational facilities: public or private.
- 4.10.3.12 Sales: retail/wholesale business equal to or greater than 3,000 square feet.
- 4.10.3.13 Personal services business equal to or greater than 3,000 square feet.

- 4.10.3.14 Restaurants (excluding drive-through restaurants).
- 4.10.3.15 Aquaculture/Agriculture (a 200-foot setback for manure storage and stables is required from all property lines and tidal wetlands).
- 4.10.3.16 Breweries.
- 4.10.3.17 Day care center.
- 4.10.3.18 Schools, public/private.
- 4.10.3.19 Hospitals and clinics.
- 4.10.3.20 Hotels and motels.
- 4.10.3.21 Use of any portion of a property for residential use, housing for the elderly, congregate living facility, convalescent home.
- 4.10.3.22 Excavations.
- 4.10.3.23 Excavation / Filling in accordance with Section 6.6.7.
- 4.10.3.24 Rehabilitation of Existing Buildings in accordance with Section 6.6.14.
- 4.10.3.25 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20.
- 4.10.3.26 Special Detached Banners in accordance with Section 7.12.7.3.
- 4.10.3.27 Special Wall Signs in accordance with Section 7.12.7.1.4.
- 4.10.3.28 Other uses similar to the uses listed in Section 4.10.1, Section 4.10.2, or Section 4.10.3.

4.10.4 Buffer Requirements.

For any use or activity authorized by Section 4.10.3, the Commission may establish setback and/or landscaping requirements to help buffer any adjoining existing residence or any adjoining residential zone.

Step 2 – Modify The Existing M-1 Zone

4.7 MANUFACTURING (M-1)

Purpose: This zone provides for a range of manufacturing and commercial uses in areas where larger parcels predominate.

4.7.1 Permitted Uses.

- 4.7.1.1 Assembly, fabricating, compounding, warehousing, and packing up to 20,000 square feet.
- 4.7.1.2 Buildings for assembly, fabricating, compounding, warehousing, and packing up to 20,000 square feet.
- 4.7.1.3 ~~RESERVED Lumbering and lumber mills.~~
- 4.7.1.4 Municipal facility.
- 4.7.1.5 Offices and/or corporate headquarters in buildings less than 10,000 square feet.
- 4.7.1.6 Processing of agricultural products.
- 4.7.1.7 Public utilities.
- 4.7.1.8 Research and development.
- 4.7.1.9 ~~RESERVED Aquaculture/Agriculture (a 200-foot setback for manure storage and stables is required from all property lines and tidal wetlands). [ADOPTED AUGUST 3, 2004]~~

4.7.2 Accessory Uses.

- 4.7.2.1 ~~RESERVED Home Occupations, in accordance with Section 1.2.2.~~
- 4.7.2.2 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10. [ADOPTED JULY 30, 1991]
- 4.7.2.3 ~~RESERVED Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.~~
- 4.7.2.4 Recreation facilities, such as tennis/handball courts and pools accessory to commercial or manufacturing uses. [ADOPTED JULY 30, 1991]
- 4.7.2.5 Storage of goods or supplies incidental to permitted uses.
- 4.7.2.6 Retail sale of goods or supplies which are either manufactured or processed on site provided said retail sale is subordinate and incidental to the permitted use in all respects, including but not limited to the proportion of space and resources devoted to said accessory use and specifically including the following:
 1. The floor space devoted to accessory retail sales use shall be no more than ten (10) percent of the total floor space of the principal use, or 2,000 square feet, whichever is less.
 2. Parking for accessory retail sales shall be separate and apart from all other parking on premises.

4.7.3 Uses Allowed by Special Permit.

- 4.7.3.1 Assembly, fabricating, compounding, packing, and warehousing greater than 20,000 square feet.
- 4.7.3.2 Buildings for assembly, fabricating, compounding, packing, and warehousing greater than 20,000 square feet.
- 4.7.3.3 Bulk storage.
- 4.7.3.4 Coal yards and oil tanks.
- 4.7.3.5 Excavations.
- 4.7.3.6 Hospitals and clinics.
- 4.7.3.7 Offices, corporate headquarters, in buildings equal to or greater than 10,000 square feet. [ADOPTED JULY 30, 1991]
- 4.7.3.8 Recreational camping.
- 4.7.3.9 Special Detached Banners in accordance with Section 7.12.7.3. [ADOPTED JUNE 24, 2003]
- 4.7.3.10 Parking, off street, 20 or more cars, in accordance with Section 6.6.12.
- 4.7.3.11 Parking, shared, in accordance with Section 7.10.2.5. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2009]
- 4.7.3.12 Parking, dedicated off-site (sender and receiver), in accordance with Section 7.10.2.4. [ADOPTED JUNE 1, 2004]
- 4.7.3.13 Wineries. [ADOPTED AUGUST 3, 2004]
- 4.7.3.14 Excavation in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.7.3.15 Filling in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.7.3.16 Rehabilitation of Existing Buildings in accordance with Section 6.6.14. [ADOPTED AUGUST 2, 2005]
- 4.7.3.17 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20. [ADOPTED OCTOBER 18, 2005]
- 4.7.3.18 Breweries. [ADOPTED FEBRUARY 11, 2011]
- 4.7.3.19 Special Wall Signs in accordance with Section 7.12.7.1.4. [ADOPTED MAY 24, 2011]
- 4.7.3.20 Health Clubs up to 10,000 square feet in existing buildings {ADOPTED OCTOBER 2, 2012}
- 4.7.3.21 Other uses similar to the uses listed in Section 4.7.1, Section 4.7.2, or Section 4.7.3.
- 4.7.3.22 Lumbering and lumber mills.
- 4.7.3.23 Aquaculture/Agriculture (a 200-foot setback for manure storage and stables is required from all property lines and tidal wetlands). [ADOPTED AUGUST 3, 2004]

4.7.4 Buffer Requirements.

- 4.7.4.1 50 feet with 25 feet of screening for commercial or manufacturing use adjoining existing residence.
- 4.7.4.2 100 feet with 50 feet of screening for commercial or manufacturing use adjoining residential zone.

Step 3 – Establish a New M-2 Zone

4.11 MANUFACTURING 2 (M-2)

Purpose: This zone provides for a range of manufacturing and commercial uses in areas where smaller parcels predominate.

4.11.1 Permitted Uses.

- 4.11.1.1 Offices and/or corporate headquarters in buildings less than 5,000 square feet.
- 4.11.1.2 Assembly, fabricating, compounding, warehousing, and packing up to 10,000 square feet.
- 4.11.1.3 Buildings for assembly, fabricating, compounding, warehousing, and packing up to 10,000 square feet.
- 4.11.1.4 Municipal facility.
- 4.11.1.5 Public utilities.
- 4.11.1.6 Research and development.

4.11.2 Accessory Uses.

- 4.11.2.1 Home Occupations, in accordance with Section 1.2.2.
- 4.11.2.2 Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.
- 4.11.2.3 Recreation facilities, such as tennis/handball courts and pools accessory to commercial or manufacturing uses. [ADOPTED JULY 30, 1991]
- 4.11.2.4 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10. [ADOPTED JULY 30, 1991]
- 4.11.2.5 Storage of goods or supplies incidental to permitted uses.
- 4.11.2.6 Retail sale of goods or supplies which are either manufactured or processed on site provided said retail sale is subordinate and incidental to the permitted use in all respects, including but not limited to the proportion of space and resources devoted to said accessory use and specifically including the following:
 - i) The floor space devoted to accessory retail sales use shall be no more than ten (10) percent of the total floor space of the principal use, or 2,000 square feet, whichever is less.
 - ii) Parking for accessory retail sales shall be separate and apart from all other parking on premises.

4.11.3 Uses Allowed by Special Permit.

- 4.11.3.1 Offices, corporate headquarters, in buildings equal to or greater than 5,000 square feet.
- 4.11.3.2 Assembly, fabricating, compounding, packing, and warehousing greater than 10,000 square feet.
- 4.11.3.3 Hospitals and clinics.
- 4.11.3.4 Health Clubs up to 10,000 square feet in existing buildings {ADOPTED OCTOBER 2, 2012}
- 4.11.3.5 Light manufacturing.
- 4.11.3.6 Buildings for assembly, fabricating, compounding, packing, and warehousing greater than 10,000 square feet.
- 4.11.3.7 Breweries.
- 4.11.3.8 Bulk storage.
- 4.11.3.9 Oil tanks.
- 4.11.3.10 Parking, off street, 20 or more cars, in accordance with Section 6.6.12.
- 4.11.3.11 Parking, shared, in accordance with Section 7.10.2.5.
- 4.11.3.12 Parking, dedicated off-site (sender and receiver), in accordance with Section 7.10.2.4.
- 4.11.3.13 Excavations.
- 4.11.3.14 Excavation in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.11.3.15 Filling in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.11.3.16 Rehabilitation of Existing Buildings in accordance with Section 6.6.14.
- 4.11.3.17 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20. [ADOPTED OCTOBER 18, 2005]
- 4.11.3.18 Special Wall Signs in accordance with Section 7.12.7.1.4. [ADOPTED MAY 24, 2011]
- 4.11.3.19 Special Detached Banners in accordance with Section 7.12.7.3. [ADOPTED JUNE 24, 2003]
- 4.11.3.20 Lumbering and lumber mills.
- 4.11.3.21 Processing of agricultural products.
- 4.11.3.22 Aquaculture/Agriculture (a 200-foot setback for manure storage and stables is required from all property lines and tidal wetlands).
- 4.11.3.23 Boat sales, boat part sales, boat repair, boat fabrication, boat storage, boat livery, marina, seasonal marina structures, and similar uses.
- 4.11.3.24 Other uses similar to the uses listed in Section 4.11.1, Section 4.11.2, or Section 4.11.3.

4.11.4 Buffer Requirements.

- 4.11.4.1 25 feet with 10 feet of screening for commercial or manufacturing use adjoining existing residence.
- 4.11.4.2 50 feet with 25 feet of screening for commercial or manufacturing use adjoining residential zone.

Possible Bulk Requirements (for discussion purposes)

5.2.1 Commercial / Industrial Zone Bulk Requirements.

ZONE	MINIMUM LOT AREA ¹	FRONTAGE	FRONT YARD	REAR YARD	SIDE YARD	MAXIMUM HEIGHT ²	FLOOR AREA RATIO	MAXIMUM IMPERVIOUS COVERAGE	MAXIMUM EFFECTIVE IMPERVIOUS COVERAGE ³
DB-5	5,000	50'	0'	0'	0'	BY REVIEW ⁴	0.6	N/A	N/A
CS-5	5,000	75'	10'	25% ⁴	10'	30'	0.3	N/A	N/A
LS-5	5,000	50'	10'	10% ⁴	0/5' ⁵	40'	0.5	N/A	N/A
GC-60	60,000	200'	40'	50'	20/50' ⁶	30'	0.25 ⁷	N/A	N/A
HI-60	60,000	200' ⁸	25'	25'	25'	25' ⁹	N/A	75%	60%
TC-80	80,000	200'	50'	50'	25'	40'	0.30	N/A	N/A
MC-80	80,000	150'	50'	50' ¹⁰	25'	20'	0.25	N/A	N/A
LI-130	130,000	200'	50'	50'	25'	30'	0.25	N/A	N/A
HM	<u>20,000</u>	<u>100'</u>	<u>As Existing</u>	<u>As Existing</u>	<u>As Existing</u>	<u>40'</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
M-1	80,000	200'	50'	50'	25'	50'	0.30	N/A	N/A
<u>M-2</u>	<u>10,000</u>	<u>75'</u>	<u>25'</u>	<u>25'</u>	<u>10'</u>	<u>30'</u>	<u>0.50</u>	<u>N/A</u>	<u>N/A</u>

NOTES FROM ABOVE:

1. Square feet.
 2. See Section 1.2.2 for application of the height requirement. In addition, see Section 7.3.5 for Coastal Areas.
 3. Effective impervious coverage may be achieved by connecting building roof leaders to drywells capable of capturing and infiltrating clean stormwater from a 25-year storm into the ground.
 4. Percent of Depth of Lot.
 5. One side may be zero (0) feet with a total side yard of five (5) feet.
 6. One side may be 20 feet with a total side yard of 50 feet.
 7. Floor Area Ratio bonus for hotels per ZR 6.6.10.
 8. Property lines abutting Interstate 95 and Route 78 shall not be considered street lines for the purpose of determining yard setbacks and frontage. No access shall be permitted from Elm Ridge Road, Soundview Drive, Croft Court, or Cavendish Lane to any parcel located within the zone.
 9. Maximum height of a structure may be increased to 50 feet if: 1) the front yard setback requirement is increased one foot for every one foot of structure which exceeds 30 feet in height; and 2) the side and rear yard setback requirements are increased two feet for every one foot of structure which exceeds 40 feet in height.
 10. When the Rear Yard is waterfront, a five (5) foot Minimum Rear Yard for Yacht Clubs and Marinas is allowed.
- N/A Not Applicable

Stonington Zoning Regulations

5.2.2 Commercial / Industrial Zone - Summary of Uses.

Z	Z = Permitted Use (Zoning Permit By Staff)	NEW
P	P = Permitted Use (Site Plan Approval By PZC)	(May Require PZC Approval)
A	A = Permitted As An Accessory Use	
S	S = Permitted By Special Use Permit	(Requires PZC Approval And Public Hearing)
N	N = Not Permitted	

	DB-5	CS-5	LS-5	GC 60	TC 80	MC 80	HM	M-1	M-2	LI 130	HI-60
Assembly: Buildings < 10,000 SF	P	N	N	P	N	N	<u>Z</u>	P	P	P	N
<u>Assembly: Buildings 10,000 – 19,999 SF</u>	P	N	N	P	N	N	<u>Z</u>	P	<u>S</u>	P	N
<u>Assembly: Buildings 20,000+ SF</u>	P	N	N	P	N	N	<u>S</u>	<u>S</u>	<u>S</u>	P	N
Attached Housing	N	N	N	N	N	N	N	N	N	N	N
Auto Sales/Service	N	N	N	S	S	N	N	N	N	N	N
Bait/Tackle Sales	P	P	P	P	P	P	N	N	N	N	N
Boarding/Tourist Home	N	P	P	P	P	P	N	N	N	N	N
Boat Fabrication	N	N	N	N	N	S	S	S	S	N	N
Boat Livery	N	N	N	N	N	P	<u>S</u>	N	<u>S</u>	N	N
Boat Part Sales	N	N	N	N	N	S	<u>S</u>	N	<u>S</u>	N	N
Boat Repair	N	N	N	N	N	P	<u>S</u>	N	<u>S</u>	N	N
Boat Sales	S	S	S	S	S	S	<u>S</u>	N	<u>S</u>	N	N
Bowling /Billiards	N	N	N	S	S	N	<u>S</u>	N	N	N	N
Brewery	N	N	N	N	N	N	S	S	S	N	N
Bulk Storage	N	N	N	N	N	N	S	S	S	S	N
Cemetery/Crematorium	S	N	N	N	N	N	N	N	N	N	N
Change of Non-Conforming Use	S	S	S	S	S	S	S	S	S	S	S
Churches	S	N	N	N	N	N	N	N	N	N	N
Coal Yards/Oil Tanks	N	N	N	N	N	N	<u>N</u>	S	S	N	N
Commercial Recreation	N	N	N	S	S	N	<u>S</u>	N	N	N	N
Community Center/Library	S	S	S	S	S	N	N	N	N	N	N
Conference Center	N	N	N	N	N	N	N	N	N	N	S
Congregate Living Facility	N	S	S	S	N	N	<u>S</u>	N	N	N	S
Convalescent Home	S	N	S	S	N	N	<u>S</u>	N	N	N	S

	DB-5	CS-5	LS-5	GC 60	TC 80	MC 80	HM	M-1	M-2	LI 130	HI-60
<u>Construction of a new building or addition to an existing building</u>	=	=	=	=	=	=	<u>S</u>	=	=	=	=
Day Care Center	N	N	P	P	N	N	<u>S</u>	N	N	N	A
Drive-In Window -o financial institutions and pharmacies	S	S	S	S	S	N	N	N	N	N	S
Excavation	S	S	S	S	S	S	S	S	S	S	S
Fabricate/Compounding: Buildings < 10,000 SF	N	N	N	N	N	N	<u>Z</u>	<u>P</u>	<u>P</u>	N	N
Fabricate/Compounding: Buildings <u>10,000 – 19,999 SF</u>	N	N	N	N	N	N	<u>Z</u>	<u>P</u>	S	N	N
<u>Fabricate/Compounding: Buildings 20,000 – 19,999 SF</u>	N	N	N	N	N	N	S	S	S	N	N
Family Day Care Center	N	N	P	P	N	N	<u>S</u>	N	N	N	N
Family Entertainment Center	N	N	N	S	S	N	N	N	N	N	N
Filling	S	S	S	S	S	S	S	S	S	S	S
Financial Institutions ≤ 5,000 SF	P	P	P	P	P	N	N	N	N	N	P
Financial Institutions > 5,000 SF	S	S	S	S	S	N	N	N	N	N	<u>S</u>
Funeral Home/Mortuary	N	N	S	S	N	N	N	N	N	N	N
Gas/Auto Service	N	N	S	S	S	N	N	N	N	N	N
Health Club	S	S	S	S	<u>S</u>	N	N	N	N	N	<u>S</u>
Height Exceptions	S	S	S	S	S	S	S	S	S	S	S
Home Occupations	A	A	A	A	A	A	<u>N</u>	<u>N</u>	A	A	N
Hospital	S	N	S	S	S	N	S	S	S	N	N
Hotels	S	N	S	S	S	N	<u>S</u>	N	N	N	S
Housing for the Elderly	N	S	S	S	S	N	<u>S</u>	N	N	N	N
Laundries/Laundromats	S	S	S	S	S	N	N	N	N	N	N
Light Manufacturing	N	N	N	N	N	N	<u>S</u>	N	<u>S</u>	N	S
Liquor Sales – Off Premise	S	S	S	S	S	N	N	N	N	N	<u>S</u>
Liquor Sales – On Premise	S	N	S	S	S	S	N	N	N	N	<u>A</u>
Lumbering/Lumber Mills	N	N	N	N	N	N	<u>N</u>	<u>S</u>	<u>S</u>	N	N
Marina/Yacht Club	N	N	N	N	N	S	<u>S</u>	N	<u>S</u>	N	N
Medical Clinic	S	<u>S</u>	S	S	S	N	<u>Z</u>	N	N	N	<u>S</u>
Motels	S	N	S	S	S	N	<u>S</u>	N	N	N	<u>N</u>
Municipal Facility	P	P	P	P	P	P	<u>Z</u>	P	P	N	N
Office Building < 5,000 SF	P	P	P	P	P	P	<u>Z</u>	P	P	P	P
Office Building <u>5,000 SF – 9,999 SF</u>	S	S	S	S	S	S	<u>Z</u>	<u>P</u>	S	S	P
<u>Office Building 10,000 SF – 19,999 SF</u>	S	S	S	S	S	S	<u>Z</u>	S	S	S	P

	DB-5	CS-5	LS-5	GC 60	TC 80	MC 80	HM	M-1	M-2	LI 130	HI-60
Sales: retail/wholesale Building < 3,000 SF	P	P	P	P	P	P	<u>Z</u>	A	A	A	N
Sales: retail/wholesale Building 3,000 – 4,999 SF	P	P	P	P	P	P	<u>S</u>	A	A	A	N
Sales: retail/wholesale Building 5,000± SF	S	S	S	S	S	S	<u>S</u>	A	A	A	S
Schools, Public/Private	S	S	S	S	S	N	<u>S</u>	N	N	N	N
Seasonal Marina Structures	N	N	N	N	N	A	<u>S</u>	N	<u>S</u>	N	N
Special Detached Banner	P	N	S	N	N	S	S	S	S	N	N
Special Detached Sign > 18 SF	N	N	N	S	S	N	N	N	N	N	S
Special Wall Sign > 18 SF	N	S	S	S	S	S	S	S	S	N	S
Storage (Incidental) of goods and supplies	A	A	A	A	A	A	A	A	A	A	A
<u>Storage Facility</u>	=	=	=	=	=	=	<u>Z</u>	=	=	=	=
Theaters	N	N	S	S	S	N	N	N	N	N	S
Warehousing <10,000 SF	N	N	N	N	N	N	<u>Z</u>	P	P	P	N
Warehousing 10,000 – 19,999 SF	N	N	N	N	N	N	<u>Z</u>	P	<u>S</u>	P	N
Warehousing 20,000+ SF	N	N	N	N	N	N	<u>S</u>	P	<u>S</u>	P	N
Wellness Center	S	N	S	S	S	N	N	N	N	N	S
Wineries	S	N	N	N	N	N	<u>N</u>	S	<u>N</u>	N	N

Z	Z = Permitted Use (Zoning Permit By Staff)	NEW
P	P = Permitted Use (Site Plan Approval By PZC)	(May Require PZC Approval)
A	A = Permitted As An Accessory Use	
S	S = Permitted By Special Use Permit	(Requires PZC Approval And Public Hearing)
N	N = Not Permitted	

Existing M-1 Regulations (for comparison purposes)

4.7 MANUFACTURING (M-1)

Purpose: This zone provides for a range of manufacturing and commercial uses.

4.7.1 Permitted Uses.

- 4.7.1.1 Assembly, fabricating, compounding, warehousing, and packing up to 10,000 square feet.
- 4.7.1.2 Buildings for assembly, fabricating, compounding, warehousing, and packing up to 10,000 square feet.
- 4.7.1.3 Lumbering and lumber mills.
- 4.7.1.4 Municipal facility.
- 4.7.1.5 Offices and/or corporate headquarters in buildings less than 5,000 square feet.
- 4.7.1.6 Processing of agricultural products.
- 4.7.1.7 Public utilities.
- 4.7.1.8 Research and development.
- 4.7.1.9 Aquaculture/Agriculture (a 200-foot setback for manure storage and stables is required from all property lines and tidal wetlands). [ADOPTED AUGUST 3, 2004]

4.7.2 Accessory Uses.

- 4.7.2.1 Home Occupations, in accordance with Section 1.2.2.
- 4.7.2.2 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10. [ADOPTED JULY 30, 1991]
- 4.7.2.3 Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.
- 4.7.2.4 Recreation facilities, such as tennis/handball courts and pools accessory to commercial or manufacturing uses. [ADOPTED JULY 30, 1991]
- 4.7.2.5 Storage of goods or supplies incidental to permitted uses.
- 4.7.2.6 Retail sale of goods or supplies which are either manufactured or processed on site provided said retail sale is subordinate and incidental to the permitted use in all respects, including but not limited to the proportion of space and resources devoted to said accessory use and specifically including the following:
 - 1. The floor space devoted to accessory retail sales use shall be no more than ten (10) percent of the total floor space of the principal use, or 2,000 square feet, whichever is less.
 - 2. Parking for accessory retail sales shall be separate and apart from all other parking on premises.

4.7.3 Uses Allowed by Special Permit.

- 4.7.3.1 Assembly, fabricating, compounding, packing, and warehousing greater than 10,000 square feet.
- 4.7.3.2 Buildings for assembly, fabricating, compounding, packing, and warehousing greater than 10,000 square feet.
- 4.7.3.3 Bulk storage.
- 4.7.3.4 Coal yards and oil tanks.
- 4.7.3.5 Excavations.
- 4.7.3.6 Hospitals and clinics.
- 4.7.3.7 Offices, corporate headquarters, in buildings equal to or greater than 5,000 square feet. [ADOPTED JULY 30, 1991]
- 4.7.3.8 Recreational camping.
- 4.7.3.9 Special Detached Banners in accordance with Section 7.12.7.3. [ADOPTED JUNE 24, 2003]
- 4.7.3.10 Parking, off street, 20 or more cars, in accordance with Section 6.6.12.
- 4.7.3.11 Parking, shared, in accordance with Section 7.10.2.5. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2009]
- 4.7.3.12 Parking, dedicated off-site (sender and receiver), in accordance with Section 7.10.2.4. [ADOPTED JUNE 1, 2004]
- 4.7.3.13 Wineries. [ADOPTED AUGUST 3, 2004]
- 4.7.3.14 Excavation in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.7.3.15 Filling in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.7.3.16 Rehabilitation of Existing Buildings in accordance with Section 6.6.14. [ADOPTED AUGUST 2, 2005]
- 4.7.3.17 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20. [ADOPTED OCTOBER 18, 2005]
- 4.7.3.18 Breweries. [ADOPTED FEBRUARY 11, 2011]
- 4.7.3.19 Special Wall Signs in accordance with Section 7.12.7.1.4. [ADOPTED MAY 24, 2011]
- 4.7.3.20 Health Clubs up to 10,000 square feet in existing buildings {ADOPTED OCTOBER 2, 2012}

4.7.4 4.7.4 Buffer Requirements.

- 4.7.4.1 50 feet with 25 feet of screening for commercial or manufacturing use adjoining existing residence.
- 4.7.4.2 100 feet with 50 feet of screening for commercial or manufacturing use adjoining residential zone.