

SECTION VII. INDUSTRIAL ZONES

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|--|------------------------------------|
| A. OT Office Technology and OT-2<br>Office Technology □2 | E. PI-2 Planned Industrial 2       |
| B. GI General Industrial                                 | F. POD Planned Office Development. |
| C. GI-2 General Industrial 2                             | G. General Requirements            |
| D. PI Planned Industrial                                 | H. Bulk Table                      |

SECTION VII. INDUSTRIAL ZONES

- A. **Office Technology (OT) and Office Technology □2 (OT-2).**
1. *Purpose.* To provide and ensure for the development of high quality economic development that will contribute to the long term economic base of the town, provide attractive sites for the growing and emerging industries, and become an economic, aesthetic and environmental asset for the town.
  2. *Permitted site plan uses.* The following principal uses shall be permitted in the office technology zones, subject to site plan approval by the commission in accordance with Section XIII:
    - a. Business or professional offices, including medical offices.
    - b. Corporate office complexes, including offices, training facilities, outdoor equipment storage, service facilities and other related uses with proper screening.
    - c. Laboratories, research facilities, design centers and other similar professional uses.
    - d. Farms, subject to Section XI.C.
  3. *Special permit uses.* The following principal uses shall be permitted in the office technology zones, subject to special permit and site plan approvals in accordance with Sections XII and XIII:
    - a. Child day care centers, subject to Section XI.H.
    - b. Health or fitness clubs, gymnasiums, tennis or racquet clubs.
    - c. Hotels, or hotel conference centers.
    - d. Manufacturing, provided that, along with wholesale and distribution uses, these uses are less than 50 percent of the total GFA of each building.
    - e. Wholesaling and distribution uses, provided that, along with manufacturing uses, these uses are less than 50 percent of the total GFA of each building.
    - f. Manufacturers showroom.
  4. *Special permit uses, ZBA.* The following use shall be permitted in the office technology zones subject to special permit approval by the ZBA in accordance with Section XII.

- a. Liquor sales for accessory restaurants within permitted uses. Said restaurants shall be exempt from the 1500-foot radius provision of Section XI.B.I.a.
- 5. *Special permit uses in the Office Technology-2 Zone.*
  - a. Adult housing, subject to Section XI.AA.
- 6. *Permitted accessory buildings, structures and uses.* The following accessory buildings, structures and uses shall be permitted in the office technology zones:
  - a. Uses normally accessory to a principal use requiring site plan approval, provided that such uses shall be applied for with, and included in, a site plan application.
  - b. Uses normally accessory to a principal use requiring a special permit, provided that such uses shall be applied for with, and included in, a special permit application.
  - c. Building mechanical equipment located outside the structure, including radio and television reception equipment, provided that such equipment shall be properly screened.
  - d. Signs, subject to Section IX.A.
  - e. Off-street parking and loading, subject to Section IX.B.
  - f. Parking garages and parking structures, subject to Section IX.B.
  - g. Outside overnight parking or storage of vehicles or equipment, provided that no vehicle or equipment shall be parked within any required yard and that the commission may require appropriate screening in accordance with Section IX.B.
  - h. Clinics or cafeterias, for employees only, when conducted within a main building.
  - i. Recreation facilities, provided that all such buildings and uses shall be planned as an integral part of the office building or research laboratory development and located on the same lot with the use to which they are accessory.
  - j. Assembly halls, for meetings incidental to the business of the principal use.
  - k. Utility buildings, facilities and equipment.
- 7. *Additional requirements for permitted uses.*
  - a. Architectural style. The commission shall review the architectural design of all buildings within the office technology zones and shall approve applications only if they conform with the following requirements.
    - i. All buildings and uses within a proposed development shall be complimentary in design.
    - ii. The architectural design of each building shall be consistent with the setting of a contemporary business park, with glass or masonry exteriors. The Commission may waive this provision for detached accessory buildings located to the side or rear of the principal building or buildings.

## BERLIN ZONING REGULATIONS

### § VII

- iii. Each building shall be designed to avoid a long, unbroken expanse of wall.
- iv. Each building shall utilize varying facades and rooflines to create architectural interesting design.
- v. A 40-foot landscaped buffer shall be provided around the entire perimeter, except when adjacent to lots which are also zoned OT and OT-2 or for nonresidential purposes, in which case the buffer may be reduced to 20 feet. Only access drives, landscaping and utilities shall be permitted within this buffer area.
- vi. Outdoor lighting shall be directed or shielded so that the light source is not readily visible and no glare or direct light is cast on adjacent properties. Indirect light falling on adjacent property shall be of low intensity.
- b. Landscaping shall be provided in a manner that enhances the environment of the business park, in addition to the requirements of Sections IX.B.14 and IX.C., trees shall be planted along all roads in accordance with the requirements of Section 52:036 of the subdivision regulations.

#### B. General Industrial (GI).

1. *Purpose.* The purpose of the GI district is to accommodate basic industrial uses and heavy commercial operations incompatible with residential environments and is intended to be less restrictive than the planned industrial zone.
2. *Permitted site plan uses.* The following principal uses shall be permitted in the GI district, subject to site plan approval by the commission in accordance with Section XIII:
  - a. Building or construction contractors' yards.
  - b. Landscape contractors.
  - c. Trucking terminal facilities.
  - d. Public warehousing or storage, including self-storage.
  - e. Trucking or courier services.
  - f. Bus terminal/service/storage facilities, including school buses.
  - g. Fuel oil dealers.
  - h. Sanitary services (e.g., trash haulers, septic tank cleaners).
  - i. Building services (e.g., pest control services, building maintenance services).
  - j. Lumberyards or building materials suppliers.
  - k. Equipment rental or leasing services, excluding motor vehicles.
  - l. Electrical repair shops.
  - m. Upholstery or furniture repair shops.
  - n. Manufacturing facilities.
  - o. Wholesaling or distribution facilities.
  - p. Printing, lithography, photocopying or similar graphic arts services; publishing facilities.

- q. Industrial laundries or dry cleaners.
  - r. Carpet or upholstery cleaning establishments.
  - s. Public utility buildings or facilities.
  - t. Buildings or facilities of the local, state or federal government.
  - u. Laboratories devoted to research, design or professional use.
  - v. Offices, excluding medical or dental offices, but including business services such as advertising, computer and data processing, public relations, management or personnel supply.
3. *Special permit uses.* The following principal uses shall be permitted in the GI district, subject to special permit and site plan approvals in accordance with Sections XII and XIII:
- a. Child day care centers, subject to Section XI.H.
  - b. Removal of earth materials, subject to Section X.B.
  - c. Rear lots, subject to Section IV.A.17.
4. *Permitted accessory buildings, structures and uses.* The following accessory buildings, structures and uses shall be permitted in the GI zone:
- a. Any accessory buildings, structures or uses customarily incidental and directly related to the operation of the principal use.
  - b. Off-street parking and loading, including parking structures, subject to the provisions of Section IX.B.
  - c. Signs, subject to the provisions of Section IX.A.
  - d. A dwelling unit of the manager or caretaker of the premises.
  - e. The display or sale of goods made, processed or assembled on premises only, provided that:
    - i. Such use shall be clearly accessory to the principal use;
    - ii. Such use shall take place entirely within the confines of the principal building;
    - iii. Such use shall occupy no more than 2,500 square feet or ten percent of the gross floor area devoted to the principal use, whichever is less;
    - iv. No goods shall be displayed outside; and
    - v. There shall be at least one parking space provided for every 250 square feet of floor area devoted to such use.
  - f. The outside overnight parking of vehicles or equipment, provided that no vehicle or equipment shall be parked within any required yard and that the commission may require appropriate screening in accordance with the provisions of Section IX.B.

**C. General Industrial □2 (GI-2).**

- 1. *Purpose.* To provide an area for the use of manufacturing and related uses.
- 2. *Permitted site plan uses.* The following principal uses shall be permitted in the GI-2 district subject to site plan approval by the Planning and Zoning Commission in accordance with Section XIII.
  - a. Manufacturing facilities.
  - b. Wholesaling or distribution facilities.



## BERLIN ZONING REGULATIONS

### § VII

- c. Printing, lithography, photocopying or similar graphic arts services; publishing facilities.
  - d. Public utility buildings or facilities.
  - e. Buildings or facilities of the local, state or federal government.
  - f. Laboratories devoted to research or professional use.
  - g. Offices, excluding medical or dental offices, but including business services such as advertising, computer and data processing, public relations, management or personnel.
3. *Special permit uses.* The following principal uses shall be permitted subject to special permit and site plan approvals in accordance with Sections XII and XIII:
- a. Child day care centers, subject to Section XI.H.
  - b. Removal of earth materials, subject to Section X.B.
  - c. Rear lots, subject to Section IV.A.17.
  - d. Private Use Helicopter Landing Area, subject to being licensed by the Bureau of Aviation and Ports, Department of Transportation, State of Connecticut. Said property owner in his/her Special Permit Use Application specifically authorizes any and all local, state, and/or federal emergency rotorcraft/helicopters and any and all Lifestar rotorcraft/helicopters the use of the aforesaid helicopter land area if found to be appropriate by the Planning and Zoning Commission.
  - e. Contractor shops for establishments providing courier services, industrial repair services, irrigation services, landscape services and building trades such as carpentry, electrical, HVAC, and plumbing services provided that, notwithstanding Section VII.G.3 of the regulations, all materials and equipment are stored inside approved structures or on a contractor's utility truck and specifically excluding the outside parking of trailers.
4. *Permitted accessory buildings, structures and uses.* The following accessory buildings, structures and uses shall be permitted in the GI zone:
- a. Any accessory buildings, structures or uses customarily incidental and directly related to the operation of the principal use.
  - b. Off-street parking and loading, including parking structures, subject to the provisions of Section IX.B.
  - c. Signs, subject to the provisions of Section IX.A.
  - d. The display or sale of goods made, processed or assembled on premises only, provided that:
    - i. Such use shall be clearly accessory to the principal use;
    - ii. Such use shall take place entirely within the confines of the principal building;
    - iii. Such use shall occupy no more than 2,500 square feet or ten percent of the gross floor area devoted to the principal use, whichever is less;
    - iv. No goods shall be displayed outside; and
    - v. There shall be at least one parking space provided for every 250 square feet of floor area devoted to such use.

- e. [Reserved].
- f. The outside overnight parking of vehicles or equipment, provided that no vehicle or equipment shall be parked within any required yard and that the Planning and Zoning Commission may require appropriate screening in accordance with the provisions of Section IX.B.

**D. Planned Industrial (PI).**

1. *Purpose.* The purpose of the PI district is to provide a favorable and stable environment for the growth of industry to strengthen Berlin's employment opportunities and economy. The planned industrial zone is intended to foster coherent development of manufacturing, warehousing, distribution plants, research and development, offices, and supporting private and public facilities at well-designed and aesthetically pleasing modern site development standards, while minimizing disturbances to residential areas.
2. *Permitted site plan uses.* The following principal uses shall be permitted in the PI district, subject to site plan approval by the commission in accordance with Section XIII:
  - a. Manufacturing facilities.
  - b. Research or development facilities.
  - c. Printing, lithography, photocopying or similar graphic arts services, publishing facilities.
  - d. Business or professional offices, excluding medical and dental offices, but including business services such as advertising, computer and data processing, public relations, management or personnel supply.
  - e. Radio or television broadcast facilities.
  - f. Public warehousing or storage, excluding self-storage.
  - g. Public utilities buildings or facilities.
  - h. Buildings or facilities of the local, state or federal government.
  - i. Wholesale and distribution uses of up to 50,000 (but less than) square feet in size.
3. *Special permit uses.* The following principal uses shall be permitted in the PI district, subject to special permit and site plan approvals by the commission in accordance with Sections XII and XIII:
  - a. Wholesale and distribution uses 50,000 square feet in size or larger.
  - b. Vocational schools operated for profit.
  - c. Health or fitness clubs, gymnasiums, tennis or racquet clubs.
  - d. Child day care centers, subject to Section XI.H.
  - e. Hotels or hotel conference centers.
  - f. Rear lots, subject to Section IV.A.17.
  - g. Contractor shop(s) for establishments providing courier services, industrial repair services, irrigation services, landscape services and building trades such as carpentry, electrical, HVAC, and plumbing services provided that, notwithstanding Section VII.G.3. of the regulations, all materials and equipment are stored indoors and specifically excluding the outside parking of trailers.



4. *Permitted accessory buildings, structures and uses.* The following accessory buildings structures and uses shall be permitted in the PI district:
  - a. Any accessory buildings, structures or uses customarily incidental and directly related to the operation of the principal use.
  - b. Off-street parking and loading, including parking structures, subject to the provisions of Section IX.B.
  - c. Signs, subject to the provisions of Section IX.A.
  - d. A dwelling unit of the manager or caretaker of the premises.
  - e. The display or sale of goods made, processed or assembled on premises only, provided that:
    - i. Such use shall be clearly accessory to the principal use;
    - ii. Such use shall take place entirely within the confines of the principal building;
    - iii. Such use shall occupy no more than 2,500 square feet or ten percent of the gross floor area devoted to the principal use, whichever is less;
    - iv. No goods shall be displayed outside; and
    - v. There shall be at least one parking space provided for every 250 square feet of floor area devoted to such use.
  - f. The outside overnight parking of vehicles or equipment, provided that no vehicle or equipment shall be parked within any required yard and that the commission may require appropriate screening in accordance with the provisions of Section IX.B.
  - g. The following accessory uses shall be permitted in the PI zone subject to special permit and site plan approval by the Commission in accordance with Sections XII and XIII:  
Auction and private vendor sales of surplus, overstocked and collectible goods, including goods purchased in lots, estate and inventory liquidation sales and goods purchased by way of bulk wholesale purchases, provided that:
    - i. The use shall take place entirely within the principal building;
    - ii. The use shall occupy no more than fifty (50%) percent of the gross floor area of the principal building;
    - iii. No goods shall be displayed outside of the principal building; and
    - iv. Such uses cannot exceed ten days per calendar month.
5. *Additional requirements for permitted uses.* Additional requirements for permitted uses in the PI district are as follows:
  - a. All permitted operations and related storage, except for the parking of motor vehicles, shall be conducted within a building, except in accordance with Section VII.D.4.f.
  - b. [Deleted. Reserve for future use]

**E. Planned Industrial □2 (PI-2).**

1. *Purpose.* To provide a favorable and stable environment for the growth of industry in the form of manufacturing, warehousing, distribution, research and

development, offices, and supporting private and public facilities at well designed and aesthetically pleasing modern site development standards. It is also intended to permit certain other nonresidential uses that would be compatible with nearby residential areas.

2. *Permitted site plan uses.* The following principal uses, which are less than 50,000 square feet GFA, shall be permitted subject to site plan approval by the commission in accordance with Section XIII:
  - a. Manufacturing facilities.
  - b. Research or development facilities.
  - c. Printing, lithography, photocopying or similar graphic arts services; publishing facilities.
  - d. Business or professional offices, excluding medical and dental offices, but including business services such as advertising, computer and data processing, public relations, management or personnel supply.
  - e. Radio or television broadcast facilities.
  - f. Public warehousing or storage, excluding self-storage.
  - g. Public utilities buildings or facilities.
  - h. Buildings or facilities of the local, state or federal government.
3. *Special permit uses.* The following principal uses shall be permitted subject to special permit and site plan approvals by the commission in accordance with Sections XII and XIII:
  - a. All uses permitted by site plan approval which are 50,000 square feet or greater GFA.
  - b. Wholesaling or distribution facilities.
  - c. Vocational schools operated for profit.
  - d. Health or fitness clubs, indoor sports complexes, gymnasiums, tennis or racquet clubs.
  - e. Child day care centers, subject to Section XI.H.
  - f. [Reserved].
  - g. Adult day care centers.
  - h. Medical or dental offices.
  - i. Service businesses such as tailors, laundrettes, custom dressmakers, jewelry repair, shoe repair, travel agents, appliance repair, photographers, or duplication business.
  - j. Schools operated for profit; studios of dance, photography, graphic design, painting or similar artistic endeavors.
  - k. Landscape contractors, provided that all equipment and material are stored indoors, or if outdoors, properly screened.
  - l. Building services.
  - m. Contractor shop(s) for establishments providing courier services, industrial repair services, irrigation services, landscape services and building trades such as carpentry, electrical, HVAC, and plumbing services provided that, notwithstanding Section VII.G.3. of the regulations, all materials and equipment are stored indoors and specifically excluding the outside parking of trailers.



4. *Permitted accessory buildings, structures and uses.* The following accessory buildings structures and uses shall be permitted.
  - a. Any accessory buildings, structures or uses customarily incidental and directly related to the operation of the principal use.
  - b. Off-street parking and loading, including parking structures, subject to the provisions of Section IX.B.
  - c. Signs, subject to the provisions of Section IX.A.
  - d. The display or sale of goods made, processed or assembled on premises only, provided that:
    - i. Such use shall be clearly accessory to the principal use;
    - ii. Such use shall take place entirely within the confines of the principal building;
    - iii. Such use shall occupy no more than 2,500 square feet or ten percent of the gross floor area devoted to the principal use, whichever is less;
    - iv. No goods shall be displayed outside; and
    - v. There shall be at least one parking space provided for every 250 square feet of floor area devoted to such use.
  - e. The outside overnight parking of vehicles or equipment, provided that no vehicle or equipment shall be parked within any required yard and that the commission may require appropriate screening in accordance with the provisions of Section IX.B.
5. *Additional requirements for permitted uses.*
  - a. All permitted operations and related storage, except for the parking of motor vehicles, shall be conducted within a building, except in accordance with Section VII.E.4.e. VII.C.4.F.
  - b. No parking shall be permitted in the required front yard setback. All front yard areas shall be suitably landscaped as required by Section IX.C.
  - c. Architectural style. When a new building will be visible from an arterial road or a residential zone, the commission may review the architectural design of the new building in order to determine whether the building design is appropriate given the visibility from the arterial road or the residential zone.

**F. Planned Office Development (POD).**

1. *Purpose.* The purpose of the POD district is to provide for the development of well-planned, integrated developments of executive offices in a campus setting with other supportive uses with the following objectives.
  - a. Minimal adverse impact will be imposed on the adjacent properties and streets.
  - b. Sufficient capacity in sanitary facilities, water supply and other utility systems will be available over the life of the development.
  - c. Creative design and careful land planning will be accomplished.
  - d. All water resources and natural land features will be protected to the fullest extent possible.
  - e. Appropriate screening and landscaping will be provided.

## BERLIN ZONING REGULATIONS

### § VII

- f. Soil erosion and sedimentation that occur as a result of the development will be minimized during construction and completely stabilized after development is complete.
2. *Permitted uses.* The following uses shall be permitted as a matter of right in the POD district:
  - a. Agriculture
3. *Special permit uses.* The following uses shall be permitted in the POD district, subject to special permit and site plan approvals by the commission in accordance with Sections XII and XIII:
  - a. Professional offices, including facilities to house data processing equipment, management, and/or general administrative functions such as executive, personnel, finance and sales activities performed centrally for other establishments of the same company.
4. *Special requirements.* Special requirements for the POD district are as follows:
  - a. For subdivision purposes, minimum lot area shall be ten acres. (Existing lots of less than ten acres may also be developed in accordance with this section.)
  - b. A 40-foot landscaped buffer shall be provided around the entire perimeter, except when adjacent to lots which are also zoned POD or for nonresidential purposes, in which case the buffer may be reduced to 20 feet. Only access drives, landscaping and utilities shall be permitted within this buffer area.
  - c. All buildings in the POD shall be of similar architectural design, color, texture and scale.
  - d. Maximum height of buildings shall be three stories, not to exceed 40 feet, except that antennas, elevator stacks and other similar uses may be erected to a reasonable and necessary height but not greater than ten feet above any roofline. All roof structures shall be integrated into the architectural design of the buildings so as to be concealed and inconspicuous.
  - e. Structures shall be located to provide for public safety, adequate light and air, to maintain the neighborhood character, and shall be designed and located to be consistent with the reasonable enjoyment of neighboring property and the efficiency of public services as more specially set forth herein.
  - f. The Commission may approve divisible geographic sections of the entire parcel as long as all lot and bulk requirements are adhered to.
  - g. The applicant shall provide a phasing plan stating the anticipated time frames for the development of the entire POD.
  - h. All PODs shall be adequately serviced by public water and public sanitary facilities, except for the conversion of those structures existing at the time of the adoption of this section.
  - i. Outdoor lighting shall be directed or shielded so that the light source is not readily visible and no glare or direct light is cast on adjacent



properties. Indirect light falling on adjacent property shall be of low intensity.

- j. Utilities shall be designed so that underground installation of utilities, including electricity and telephone in both public streets and under private property, is accomplished.
- k. Vehicular access to a POD shall be limited to state highways only.

**G. General requirements for all industrial zones.**

- 1. All uses shall conform to the environmental and performance standards of Section X.D. and to the requirements of all other applicable town regulations.
- 2. Waste or scrap materials, debris, discarded or used materials, nonregistered or nonoperable motor vehicles or parts, or other unsightly material, whether or not part of a junkyard or motor vehicle junkyard, shall be stored within a structure or fenced compound at least six feet in height which shall not be located within any required yard, or shall be screened in accordance with the provisions of Section IX.C.
- 3. Outside storage including the storage of merchandise, supplies, machinery and other materials shall be allowed in the town's industrial zones (general industry, planned industry and office laboratory). Outside storage areas shall be located in the rear or side yards on the same premises of the principal use building and shall not extend into the area required for setback from the street line or into the required side yards adjacent to any nonindustrial zone. Outside storage areas shall be enclosed by buildings, fences, walls, landscaped earthen berms, or evergreen shrubs or trees, so as to provide an opaque screen from adjacent lots or streets. All outside storage areas shall be subject to site plan review by the commission. The commission has the discretion to require non-permeable ground barriers and storage covers where appropriate.

*(SEE NEXT PAGE FOR:*

*VII.H – INDUSTRIAL ZONES AREA AND BULK REQUIREMENTS)*

# BERLIN ZONING REGULATIONS

## § VII

- H. Area and bulk requirements.** The following area and dimensional requirements shall be applicable to all developments in the OT, OT-2, GI-2, PI-2, POD, GI and PI zones, as indicated. Except as otherwise provided herein, these requirements shall be deemed the minimum requirements in every instance of their application. Dimensions are in feet unless otherwise indicated.

	OT	OT-2	GI	GI-2	PI	PI-2	POD
Minimum front yard	75 <sup>(2)</sup>	75 <sup>(2)</sup>	30 <sup>(2)</sup>	30 <sup>(2)</sup>	50 <sup>(2)</sup>	50	200 <sup>(2)</sup>
Minimum side yard (each)	50 <sup>(2)</sup>	50 <sup>(2)</sup>	25 <sup>(2)</sup>	25 <sup>(2)</sup>	30 <sup>(2)</sup>	30	150 <sup>(2)</sup>
when abutting a residential district	50 <sup>(2)</sup>	50 <sup>(2)</sup>	50 <sup>(2)</sup>	50 <sup>(2)</sup>	50 <sup>(2)</sup>	50	150 <sup>(2)</sup>
Minimum rear yard	50 <sup>(2)</sup>	50 <sup>(2)</sup>	25 <sup>(2)</sup>	25 <sup>(2)</sup>	30 <sup>(2)</sup>	30 <sup>(2)</sup>	140 <sup>(2)</sup>
when abutting a residential district	75 <sup>(2)</sup>	75 <sup>(2)</sup>	50	50	30	50	200 <sup>(2)</sup>
Minimum parking & loading setbacks side and rear yards	50 <sup>(2)</sup>	50 <sup>(2)</sup>	5 <sup>(2)</sup>	5 <sup>(2)</sup>	15 <sup>(2)</sup>	15	75 <sup>(2)</sup>
when abutting a residential district	50 <sup>(2)</sup>	50 <sup>(2)</sup>	25 <sup>(2)</sup>	25 <sup>(2)</sup>	50 <sup>(2)</sup>	50	75 <sup>(2)</sup>
Minimum parking & loading setbacks (front yard) <sup>(5)</sup>	50	50	5	5	10	25	50
Maximum building height							
Stories	3	3	3	3	3	3	3
Feet	45	45	45	45	45	45	40
Maximum building coverage (%)	25	25	35	35	30	30	25
Maximum impervious surface coverage (%)	60	60	80	80	60	60	50
Minimum lot size (acres)	10 <sup>(1)</sup>	10 <sup>(1)</sup>	0.5	0.5	5 <sup>(4)</sup>	2	10 <sup>(3)</sup>
Minimum lot width	200	200	100	100	200	200	500
Maximum floor area ratio (FAR)	1.00	1.00	0.40	0.40	0.35	0.35	0.35
Detached accessory buildings							
minimum distance from principal building	12	12	12	12	12	12	12
Side lot line	50	50	5	5	15	15	75
Rear lot line	50	50	15	15	30	30	75
Front lot line	100	100	30	30	50	50	200
Maximum residential density (per/acre)	N/A	6				N/A	

### Footnotes:

- (1) Industrial lots may be two acres in size or larger if part of total site of 25 acres or larger which is developed in accordance with a single unified site plan.
- (2) Setback requirements shall apply only to perimeter of total site development in accordance with a single unified site plan.
- (3) Lots may be two acres in size or larger if part of a total site of ten acres or more which is developed in accordance with a single unified plan.
- (4) Lots may be one acre in size or larger if part of a total site of five acres or more which is developed in accordance with a single unified plan.
- (5) Parking lot setbacks may be reduced by the commission if it finds that size and/or shape of the lot make adherence to the prescribed setbacks not feasible and adequate visual buffering is in place in accordance with the provisions of Section IX.B.14.c.