

FITCHBURG – SPECIALIZED INDUSTRIAL ZONING DEFINITION

FITCHBURG TECHNOLOGY CAMPUS – PHASE II

DIVISION 3. - I-S SPECIALIZED INDUSTRIAL DISTRICT

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Sec. 22-425. - Purpose.

The I-S Specialized Industrial District is established to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices, research and development institutions, and certain specialized manufacturing establishments, all of a non-nuisance type. The essential purpose of this district is to achieve development which is practical, feasible and economical and an asset to the owners, neighbors and the community and to promote and maintain desirable economic development activities in a parklike setting.

(Ord. No. 2010-O-09, § 22.65, 10-12-2010)

Sec. 22-426. - General regulations.

(a) No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination. Prior to issuance of a zoning certificate or occupancy certificate, the zoning administrator may require evidence that adequate controls, measures, or devices have

been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition.

(b) All business, servicing or processing, except off-street parking and off-street loading, and outside storage areas as regulated hereinafter, shall be conducted within completely enclosed buildings.

(c) Parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereinafter, shall be limited to vehicles of not over four tons gross vehicle weight when located within 150 feet of a residence district boundary line.

(Ord. No. 2010-O-09, § 22.66, 10-12-2010)

Sec. 22-427. - Permitted uses.

For the I-S Specialized Industrial District, permitted uses are as follows:

(1) Any production, or processing, cleaning, servicing, testing or repair of materials, goods or products, limited to the following uses, products, components, or circumstances:

a. Electronic and electrical products and instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices.

b. High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry and biology.

c. Laser technology, radiology, X-ray and ultrasound products, manufacturing and assembly.

d. Medical and dental supplies.

e. Optical, fiber optical and photographic products and equipment.

f. Orthopedic and medical appliances, such as artificial limbs, brace supports and stretchers.

g. Products related to process design, process simulation, software development, and safety engineering.

h. Scientific and precision instruments and components, including robotics.

i. Small-scale products (finished weight not exceeding 50 pounds) related to energy and environmental or to telecommunications and satellite applications.

j. Small-scale products (finished weight not exceeding 50 pounds) related to the resource industries of agriculture and food production, forestry, petrochemicals and mining.

k. Specific products not listed above but similar in intent and character and which may be defined as being produced or assembled manually or by a light industrial process by virtue of the use of only light machinery; being conducted entirely within enclosed substantially constructed buildings; in which the open area around such buildings is not used for storage of raw, materials or manufactured products, or for any industrial purpose other than loading and unloading operations; and which are not noxious or offensive by reason of emission of smoke, dust, fumes, odors, noise, or vibrations beyond the confines of the building.

(2) Laboratories, research, development and testing, including testing facilities and equipment, and manufacturing and fabrication of products in conjunction with such research or development.

(3) Offices, business and professional, including banks and financial institutions.

(4) Pilot plants or other facilities for the testing of manufacturing, processing or fabrication methods, or for the testing of products or materials.

(5) Telecommunication centers.

(Ord. No. 2010-O-09, § 22.67, 10-12-2010)

Sec. 22-428. - Conditional uses.

For the I-S Specialized Industrial District, conditional uses are as follows:

(1) Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served.

(2) Public utility and public service uses as follows:

a. Bus stations, bus terminals, bus turnarounds (off-street), bus garages and bus lots. (41)

b. Electric power production and substations. (491)

c. Natural gas transmission and distribution. (492)

d. Radio and television towers. (483)

e. Railroad passenger stations and rights-of-way. (40)

f. Telephone exchanges, microwave relay towers, telephone transmission equipment buildings and service yards and telephone booths (outside).

(3) Any production, or processing, cleaning, servicing, testing or repair of materials, goods or products, limited to the following uses, products, components, or circumstances:

a. Cameras and other photographic equipment.

b. Ceramic products, such as pottery, figurines and small glazed tiles.

c. Cosmetics and toiletries, drugs, perfumes, and perfumed soaps.

d. Drugs and pharmaceutical products.

e. Electrical appliances, such as lighting fixtures, irons, fans and toasters.

f. Electrical equipment assembly, such as home radio and television receivers and home movie equipment, but not including electrical machinery.

g. Electrical supplies, manufacturing and assembly, such as wire and cable assembly, switches, lamps, insulation and dry cell batteries.

h. Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious and semiprecious stones, rubber, shell, wood (but not including a planing mill) and yarn.

i. Products related to material research and development in such areas as prepared glass, ceramics, carbon fiber, metals, textiles, polymers, plastics, chemical foams and inorganic chemicals such as liquid crystals, and synthetic fuels.

j. Products (finished weight exceeding 50 pounds) related to energy and environmental or to telecommunications and satellite applications.

k. Products (finished weight exceeding 50 pounds) related to the resource industries of agriculture and food production, forestry, petro-chemicals and mining.

(4) Conference centers and hotel facilities.

(5) Agricultural production. (01-02)

(6) Retail sales or services that exclusively or predominantly serve businesses and employees of the industrial area and are a minor part (less than 25 percent) of the total parcel usages by area, volume or similar measures.

(Ord. No. 2010-O-09, § 22.68, 10-12-2010)

Sec. 22-429. - Dimensional standards.

For the I-S Specialized Industrial District, dimensional standards are as follows:

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum lot width: 100 feet.
- (3) Minimum front yard setback: 20 feet.
- (4) Minimum side yard setback: ten feet.
- (5) Minimum side street setback: 15 feet.
- (6) Minimum rear setback: 30 feet.
- (7) Maximum building height: 42 feet permitted; above 42 feet on a conditional use basis.
- (8) Maximum lot area coverage: 65 percent.
- (9) Minimum open space: 30 percent.

(Ord. No. 2010-O-09, § 22.69, 10-12-2010)

Secs. 22-430—22-456. - Reserved.