



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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MICHAEL A. CAPUANO, *ESQ.*
DANA LEWINTER, *ALT.*

April 1, 2010

The Honorable Board of Aldermen
City Hall
93 Highland Avenue
Somerville, MA 02143

RE: AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO MODIFY THE ALLOWABLE USES, THE REQUIREMENTS FOR SPECIAL PERMITS FOR CERTAIN USES, AND THE PURPOSE STATEMENTS IN THE IA AND IP ZONES

Dear Honorable Board of Aldermen:

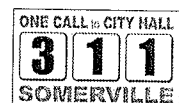
In keeping with its lawful responsibilities, the Planning Board submits to your Honorable Board its recommendation on proposed amendments to modify the IA and IP zones. The proposed ordinance would modify the table of uses, restricting some uses currently permitted in the IA and IP zones. A series of additional uses that are currently allowed by-right would require a Special Permit. In addition, the draft ordinance modifies the zoning so that parks owned by the City of Somerville would be allowed by-right.

On April 4, 2010, at 6:00 p.m. the Planning Board held a duly advertised public hearing jointly with your Board's Land Use Committee in the Aldermanic Chambers, City Hall, 93 Highland Ave. The purpose of the hearing was to solicit public comments on the proposed amendments and to evaluate the amendments in the context of testimony received and the findings and analysis of the Planning Staff. The Planning Board kept the record open for written comment until March 12, 2010, and deliberated on the matter at their meetings on March 18 and April 1, 2010. At the April 1 meeting, following deliberation, the Planning Board voted to recommend



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APPROVAL of the proposed amendments, with additional amendments as recommended by Planning Staff on March 18, 2010.

FORMAT OF REPORTS

The amendments have been discussed at length in a prior staff report that was submitted to your honorable board on February 11, 2010, with the initial version of the proposed amendments.

For their meeting on March 18, 2010, staff submitted a report to the Planning Board (see Attachment I). The report contained a summary of the spoken and written testimony (see Attachment II), as well as staff responses, and a few recommended amendments to the originally submitted proposal.

This report from the Planning Board to the Board of Aldermen will focus on discussion at the March 18 and April 1, 2010 meetings of the Planning Board and its final recommendation. For your reference a "clean" copy of the proposed rezoning ordinance, as recommended by the Planning Board, is also attached to this report (see Attachment III).

PLANNING BOARD DISCUSSION

March 18, 2010

James Kirylo asked why the bank use was removed from the IA and IP zoning districts. Staff explained that most industrial districts are within close proximity to other commercial areas where banks are a more appropriate use. Staff also explained the recommended revisions to the amendment that are outlined in the staff report to the Planning Board. The revisions are:

- all communications uses that were proposed to be allowed by-right in section 7.11.15.1 should be revised to be allowed by Special Permit only; and,
- the General Industrial use from 10,000 to 24,999 g.s.f. (section 7.11.14.B.1.b) should require a special permit.

The Board also discussed a concern raised at the hearing that requiring a special permit for warehouses was too restrictive. Staff responded that warehouses require large floor plates but create minimal jobs. A primary goal of the IA and IP districts is job creation; therefore, there should be a discretionary review process to locate new warehouses in the City to ensure that higher uses are not precluded.

April 1, 2010

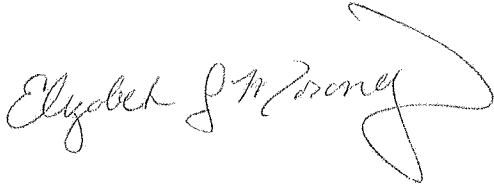
James Kirylo asked about a comment that the Board received from a property owner in an industrial district that was unaware of recommended changes to the amendment submitted by staff after the hearing. Changes to amendments made after notice of public hearing need to be reasonably related to the original proposal. The recommended changes were not fundamental, did not change the identity of the proposal, and were important to the goal of the amendment. The property owner felt that the changes were placing additional burdens on properties without allowing for public comments. The changes are in the staff report to the Planning Board, who makes a recommendation to the Board of Aldermen (BOA). The BOA Land Use Committee will further deliberate on this issue and receive additional comments from the public. Also, Staff is coordinating a meeting with property owners in the industrial districts to review the amendments. No vote has been taken yet, the property owners still have an opportunity to make comments and further changes may occur at the Land Use Committee before adoption.

PLANNING BOARD RECOMMENDATION

Following discussion, Elizabeth Moroney made a motion to approve the proposed amendment, as amended by the Staff report of March 15, 2010. Joseph Favaloro seconded the motion, which carried 5-0.

The Planning Board recommends APPROVAL of the attached zoning amendment.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Moroney". The signature is written in dark ink and is positioned to the right of the typed name.

Elizabeth Moroney
Acting Chair

- Enclosures:
1. Report to the Planning Board including recommended changes
 2. Written comments received by the Planning Board
 3. "Clean" copy of the recommended amendment

CITY OF SOMERVILLE
ORDINANCE NO. _____
IN THE BOARD OF ALDERMEN: _____

**AN ORDINANCE AMENDING THE SOMERVILLE ZONING
ORDINANCE TO AMEND THE ALLOWABLE USES, THE
REQUIREMENT FOR SPECIAL PERMITS FOR CERTAIN USES, AND
THE PURPOSE STATEMENTS IN THE IA AND IP ZONES**

WHEREAS, the review of the permitted uses in industrial zones found many uses unrelated to industry and manufacturing activity; and,

WHEREAS, the purpose of the industrial zoning is to establish and preserve areas for industrial and related uses; and,

WHEREAS, it is important to ensure that land will be preserved for industrial uses that contribute to the city in the form of the jobs and tax revenue; and

WHEREAS, uses unrelated to industrial and commercial activity should not be allowed in IA, and IP zoning districts; and,

WHEREAS, uses that may create conflicts with industrial and commercial activity should require a special permit so as not to impact opportunities for industrial uses;

THEREFORE, be it adopted by the Board of Aldermen, in session assembled, that the below listed sections of the Somerville Zoning Ordinance are hereby amended as identified.

1. Article 6: Establishment of Zoning Districts, Section 6.1.8 and Section 6.1.10 are hereby amended as follows (additions are underlined and deletions are ~~crossed-out~~):

6.1.8. IA – Industrial Districts.

Purpose. To establish and preserve areas for industrial and related uses which are not incompatible with commercial uses; uses which are most appropriately located as neighbors of industrial uses including living and studio space of artists; and uses which are necessary to service the immediate needs of industrial establishments in those areas, ~~and accessory uses to industrial uses such as day care centers, cafeterias, health facilities, and the like.~~

6.1.10. IP – Industrial Park Districts.

Purpose. To provide the opportunity for development in an environment free of excessive noise, odor, smoke, dust, glare, heat, visual disarray, or other nuisance. The specific goals of the Industrial Park Zoning District area as follows:

- Encourage the development of light intensity, clean industry, including high technology, green technology, clean energy and specialty manufacturing, serving the expansion and diversification of the local economy;

- Provide quality employment opportunities for Somerville residents;
- Provide and protect appropriate locations with adequate transportation access for light intensity industry;
- Reduce conflicts between industrial uses and other commercial uses that may not be compatible with adjacent industrial use; conflicting land uses which detrimentally affect surrounding properties and neighborhoods;
- Provide appropriate buffers of green space, structural screens between industrial and residential areas; and
- Insure that industrial development is an aesthetic compliment to the City of Somerville.

2. Article 7: Permitted Uses, Section 7.11 Table of Permitted Uses is hereby amended as follows (additions are underlined and deletions are ~~crossed out~~):

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
5. INSTITUTIONAL USES		
B. Permitted institutional uses		
1. School, kindergarten, after school center which is not in item 5.a.2. above		
a. less than 10,000 s.f. of gross floor area	SP	-
b. 10,000 s.f. or more of gross floor area	SPSR	-
2. Library, museum, art gallery		
a. less than 10,000 s.f. of gross floor area	SP	SP
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
3. Hospital		
a. less than 10,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Non-profit community center (e.g. YMCA)		
a. less than 10,000 s.f. of gross floor area	SP	SP
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. Private, non-profit club or lodge for members only		
a. less than 10,000 s.f. of gross floor area	SP	SP
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
7. Buildings and uses owned by the City of Somerville		
a. less than 10,000s.f. of gross floor area	Y	Y
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. RECREATIONAL USES		
1. Public park, playground, recreational area		
a. less than 10,000 s.f. of gross floor area	Y	Y
b. 10,000 s.f. or more of gross floor area	SPSR <u>Y</u>	SPSR <u>Y</u>
2. Private, non-profit outdoor recreational facility		
a. less than 10,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
3. Commercial health, exercise, racquet, weight reduction, bowling or similar facility		
a. less than 10,000 s.f. of gross floor area	Y <u>SP</u> SR	Y <u>SPSR</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Marinas and dry boat storage		
a. less than 10,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
7. OFFICE USES†		
1. Office, other than medical		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Medical office, medical or health clinic		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
8. BUSINESS SERVICES		
1. Beauty salon, barber shop, tailor, dressmaker, shoe repair†		
a. less than 5,000 s.f. of gross floor area	Y -	Y -
b. 5,000 to 9,999 s.f. of gross floor area	Y -	Y -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
2. Laundry or dry cleaning: †		
a. Self-service laundromat or dry cleaning; pick-up station with processing done elsewhere		
a. less than 5,000 s.f. of gross floor area	Y -	Y -
b. 5,000 to 9,999 s.f. of gross floor area	Y -	Y -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
b. Laundry or dry cleaning with processing on the premises, provided only non-flammable solvents are used for cleaning;		
a. less than 5,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,001 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
3. Real estate sales or rental, travel agency, insurance agency, ticket agency		
a. less than 5,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
4. Bank or credit union with or without an automatic teller machine but with no drive-up window†		
a. less than 5,000 s.f. of gross floor area	Y -	Y -
b. 5,000 to 9,999 s.f. of gross floor area	Y -	Y -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
5. Bank or credit union with drive-up window		
a. less than 5,000 s.f. of gross floor area	SP -	SP -
b. 5,000 to 9,999 s.f. of gross floor area	SP -	SP -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
6. Photocopying, reproduction and photographic services including commercial photography, but not commercial printing†		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
7. Repair of household appliances, small tools or equipment		
a. less than 5,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
8. Funeral parlor		
a. less than 5,000 sf of gross floor area	Y -	Y -
b. 5,000 to 9,999 sf of gross floor area	Y -	Y -
c. 10,000 sf or more of gross floor area	SPSR -	SPSR -
9. For-profit school for instruction in arts, skills, or vocational training†		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
10. Newspaper distribution agency		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
11. Office of veterinarian†		
a. less than 5,000 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 sf or more of gross floor area	SPSR	SPSR
12. Pet store		
a. less than 5,000 s.f. of gross floor area	Y -	Y -
b. 5,000 to 9,999 s.f. of gross floor area	SP -	SP -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
13. Tattoo, Body Piercing, and/or Scarification Facilities (14)* (15)*		
a. less than 2,500 s.f. of gross floor area	SPD	SPD
b. 2,500 to 4,999 s.f. of gross floor area	SPD	SPD
c. 5,000 s.f. or more of gross floor area	SPSR	SPSR
9. SALES OR RENTAL OF GOODS OR EQUIPMENT		
1. Store selling convenience and grocery goods such as food, candy, newspapers, tobacco products†		
a. less than 5,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
2. General merchandise, department store, supermarket†		
a. less than 5,000 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 sf or more of gross floor area	SPSR -	SPSR -
3. Specialty food stores but not that intended for consumption on the premises, including candy store, meat market, delicatessen, or bakery but not a fast food service. †		
a. less than 5,000 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
b. 5,000 to 9,999 sf of gross floor area	<u>Y</u> <u>SP</u>	<u>Y</u> <u>SP</u>
c. 10,000 sf or more of gross floor area	SPSR -	SPSR -
4. Package liquor store, with no consumption of beverages on the premises†		
a. less than 5,000 s.f. of gross floor area	<u>Y</u> -	<u>Y</u> -
b. 5,000 to 9,999 s.f. of gross floor area	<u>Y</u> -	<u>Y</u> -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
5. Store selling or renting goods such as books, stationary, drugs, sporting goods, including bicycles and accessories , jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, apparel, fabrics, and the like that are typically of a size a customer can carry by hand. †		
a. less than 5,000 s.f. of gross floor area	<u>Y</u> <u>SP</u>	<u>Y</u> <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	<u>Y</u> <u>SP</u>	<u>Y</u> <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
6. Store selling or renting video tapes†		
a. less than 2,500 s.f. of gross floor area	<u>Y</u> -	<u>Y</u> -
b. 2,500 to 4,999 s.f. of gross floor area	<u>Y</u> -	<u>Y</u> -
c. 5,000 to 9,999 s.f. of gross floor area	SP -	SP -
d. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
7. Store selling furniture, home furnishings carpets, or home appliances and equipment, including audio computer, and video equipment†		
a. less than 5,000 s.f. of gross floor area	<u>Y</u> <u>SP</u>	<u>Y</u> <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	<u>Y</u> <u>SP</u>	<u>Y</u> <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
8. Store selling hardware, paint, wallpaper, lawn and garden supplies†		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	<u>Y</u> <u>SP</u>	<u>Y</u> <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
9. Building and construction materials store		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	<u>Y</u> <u>SP</u>	<u>Y</u> <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
10. Commercial greenhouse or nursery		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	<u>Y</u> <u>SP</u>	<u>Y</u> <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SPD	SPD

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
11. Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools†		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
12. Farmers' market or roadside stand selling agricultural products (indoor or outdoor) †		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
13. Crafts related store selling jewelry, T-shirts, crafts, etc. where production occurs on premises		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
10. EATING, DRINKING, AND TRANSIENT ACCOMMODATIONS		
1. Restaurant, other than fast order food (16)*		
1. All operations conducted entirely within an enclosed building		
a. less than 2,500 sf of gross floor area	Y	Y
b. 2,500 to 4,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 5,000 or more of gross floor area	Y <u>SP</u>	Y <u>SP</u>
d. 10,000 sf or more of gross floor area	SPSR -	SPSR -
2. Fast order food establishments with no drive-up service, including franchises, sub shops, pizza shops and the like (16)*		
a. less than 2,500 sf of gross floor area	Y	Y
b. 2,500 to 4,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 5,000 or more of gross floor area	SPSR	SPSR
4. Caterer preparing meals for consumption off site†		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Hotel, motel		
a. less than 10,000 s.f. of gross floor area	Y <u>SPSR</u>	Y <u>SPSR</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. Bar, tavern, drinking establishment, nightclub, dance hall, entertainment facility, convention center		
a. less than 2,500 s.f. of gross floor area	SP	SP
b. 2,500 to 4,999 s.f. of gross floor area	SP	SP
c. 5,000 s.f. of gross floor area	SPSR -	SPSR -
12. COMMERCIAL AND INDUSTRIAL SERVICES		

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
1. Laundry or dry-cleaning processing center where clothes, carpets or other fabrics are washed or cleaned, excluding customer drop-off and pick-up or self-service facility		
a. less than 5,000 s.f. of gross floor area	Y SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Bakery, wholesale		
a. less than 5,000 s.f. of gross floor area	Y	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
3. Industrial services such as machine shop, welding		
a. less than 5,000 s.f. of gross floor area	Y	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
4. Self-storage facility		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Distribution center, parcel delivery, commercial mail delivery center		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SPD	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. Shop and storage facilities for tradesmen such as carpenter, plumber, electrician, etc. engaged in the construction and repair of residential buildings and other light frame structures with incidental sale of building materials or products on the premises		
1. Operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
7. Office, yard and storage facilities for construction company such as a general contractor, landscape contractor		
1. Operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
8. Sale and repair of heating equipment but not including bulk storage of fuel oil		
1. Operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
a. less than 5,000 s.f. of gross floor area	SP	SP
9. Bottle redemption center or collection center for recycling of non-hazardous materials such as glass, aluminum, paper		
a. less than 5,000 s.f. of gross floor area	SP	SP
10. Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
13. WHOLESALE BUSINESS AND WHOLESALE STORAGE		
1. Wholesale business or storage, including office, sales and display space of such a business, provided that not more than 25 percent of the gross floor area is used for assembly of products, but not including wholesale storage of flammable liquids, gas or explosives		
1. All operations conducted entirely within an enclosed building		
a. less than 25,000 s.f. of gross floor area	Y SP	Y SP
b. 25,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
14. INDUSTRIAL USES		
A. LIGHT INDUSTRIAL		
Light manufacturing when the processes involved are limited to assembly or finishing work of electronic products, appliances, hand tools, furniture, and the like		
1. Conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 to 24,999 s.f. of gross floor area	SP	SP
d. 25,000 s.f. or more of gross floor area	SPSR	SPSR
2. Conducted, in part or in whole, outside an enclosed building, provided in compliance with the Noise Ordinance		
a. less than 5,000 s.f. of gross floor area	SP	SPSR
B. GENERAL INDUSTRIAL		
General industrial uses, including manufacturing, assembly, and processing or other industrial operation, such as, but not limited to, the following: food products manufacture, machine or woodworking shop, printing and publishing operation, or metal finishing		
1. Conducted entirely within an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building and disposed of so as not to create a nuisance or hazard to safety or health; and further provided that no noise or vibration is perceptible without instruments at a distance greater than 50 feet from the lot line		
a. less than 10,000 s.f. of gross floor area	Y	Y

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
b. 10,000 to 24,999 s.f. of gross floor area	Y SP	Y SP
c. 25,000 s.f. or more of gross floor area	SPSR	SPSR
2. Conducted, in part or in whole, outside an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the premises or disposed of so as not to create a nuisance or hazard to safety or health;		
a. less than 5,000 s.f. of gross floor area	SP	SPSR
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
D. OTHER INDUSTRIAL USES		
Manufacturing use, including product research, development and testing activities conducted inside an enclosed building such as, but not limited to, biotechnology.		
a. less than 10,000 s.f. of gross floor area	Y	Y
b. 10,000 to 24,999 s.f. of gross floor area	Y	Y
c. 25,000 s.f. or more of gross floor area	SPSR	SPSR
15. COMMUNICATIONS, UTILITY, AND TRANSPORTATION USES		
1. Telephone exchange and facilities serving telecommunications carriers and internet service providers, including but not limited to: switching, relay, and telecommunications data storage and distribution centers (13)*		
a. less than 10,000 s.f. of gross floor area (13)*	Y SP	SP
b. 10,000 s.f. to 24,999 s.f. of gross floor area (13)*	Y SP	SPD SP
c. 25,000 s.f. or more of gross floor area (13)*	SPSR	SPSR
2. Radio or television studio without transmitting or receiving towers		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 s.f. or more of gross floor area	SPSR	SPSR
3. Wireless Communications Facility	SP	SP
4. Commercial ambulance service		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 s.f. or more of gross floor area	SPSR	SPSR
5. Railroad terminals and yards, including operations conducted outside enclosed buildings		
a. less than 25,000 s.f. of gross floor area	-	-
b. 25,000 s.f. or more of gross floor area	-	-
7. Substation and Pumping Station		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 s.f. or more of gross floor area	SPSR	SPSR
16. ACCESSORY COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL USES (11)*		
1. Accessory retail or business service uses in an apartment dwelling, hotel, motel, office, institutional use or industrial building	Y	Y
2. Trailer or other mobile structure used for an accessory use, but excluding temporary construction structure		
a. for up to one year	Y	Y
b. for more than one year	SP	SP
3. Accessory assembly or light manufacturing, in conjunction with a permitted business, retail, wholesale or institutional use	Y	Y