



# COMMERCE PARK A

## Section V.B

**Zone Purpose:** This zone provides for office, research and development, light manufacturing, warehouses, distribution centers, medical offices, hotels, and other suitable uses, that encourage the most appropriate use of land, and promotes harmony with adjacent areas. To ensure the highest and best use of the land and to protect the public health, safety, and welfare, all development proposals are required to be serviced by water and sewer in this zone.

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### PERMITTED USES

All uses in this section are permitted subject to Site Plan approval:

- a. Business and professional offices
  - b. Medical offices
  - c. Research and development laboratories
  - c. Light manufacturing, fabrication, processing or assembly of goods
  - d. Warehouses and Distribution Centers
  - e. Existing agricultural uses
  - f. Existing cemeteries
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### SPECIAL PERMIT USES

All uses or activities in this section are only permitted subject to granting of a Special Permit and Site Plan approval by the Commission:

- a. Building footprint of 50,000 square feet or greater
- b. Uses or activities requiring more than 200 parking spaces (including truck parking and loading docks)
- c. Hotel / motel with certain conditions.
- d. Day Care.
- e. Theaters, bowling alleys, and similar commercial recreation not including arcades.
- f. Public utilities and related uses.
- g. Bazaars, festivals, auctions, carnivals, circuses and other similar, temporary activities in compliance with all state and local ordinances and regulations.
- h. Brewery in accordance with Section IX, Subsection L of these Regulations.
- i. Other similar uses as determined the Commission.

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## DIMENSIONAL REQUIREMENTS

**Min. Lot Area: 80,000 square feet**

**Min. Front Yard: 50'**

**Max. Coverage: 75%**

**Min. Side Yard: 30'**

**Lot Frontage: 100 Feet**

**Min. Rear Yard: 30'**