



## COMMERCE PARK B

### Section V.C

**Zone Purpose:** This zone provides for office, research and development, light manufacturing, assembly, storage, automotive, landscape nursery, contractor storage yard, and other suitable uses, that encourage the most appropriate use of land, and promotes harmony with adjacent areas. This zone is located in areas which are not required to be serviced by water and sewer

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#### PERMITTED USES

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

- a. Business and professional offices
  - b. 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. Automotive sales, new and used (excluding wholesale or auction sales of automobiles as primary or accessory use). Accessory service and repairs is allowed provided:
  - all service is performed indoors,
  - any external storage shall be specifically approved by the Commission, and
  - the provisions of Section IX.D. are also met.
- d. Automotive service or repairs unrelated to automotive sales provided:
  - all service is performed indoors,
  - any external storage shall be specifically approved by the Commission, and
  - the provisions of Section IX.D. are also met.
- e. Motor vehicle recycling provided:
  - sales and/or service are performed exclusively indoors;
  - external storage areas do not exceed the internal area used for storage, repair or service;
  - not more than 30 motor vehicle bodies or major portions thereof are stored externally;
  - external storage is only conducted in areas designated on the approved site plan;
  - suitable fencing or screening of any external uses or storage is provided; and

- appearance and noise will not adversely impact existing or potential surrounding uses.
- f. Garage for commercial vehicles used by the tenant(s) of the premises provided that such use is clearly accessory to a permitted use.
- g. External storage for a permitted use provided such storage:
- is conducted in areas designated on the approved site plan,
  - is adequately screened, and
  - does not exceed 15 per cent of the total floor area of the principal building or such other amount as the Commission may determine is appropriate for the nature of the business.
- h. Storage facility.
- i. Recycling and disposal services.
- j. Contractor's operations provided:
- all storage shall be inside a building unless otherwise approved by the Commission, and
  - any exterior storage areas for equipment or materials shall:
    - be clearly identified on a plan approved by the Commission,
    - not exceed four times the area of the buildings on the site,
    - not exceed 30 percent of the area of the site, and
    - be adequately screened from the street and from adjacent property.
- k. Day Care.
- l. Theaters, bowling alleys, and similar commercial recreation not including arcades.
- m. Public utilities and related uses.
- n. Bazaars, festivals, auctions, carnivals, circuses and other similar, temporary activities in compliance with all state and local ordinances and regulations.
- a. Adult-oriented establishment in accordance with the requirements of Section IX.H.
- p. Other uses similar to the permitted uses may be authorized by the Commission as a Special Permit after considering:
- the criteria contained in Section VIII of these Regulations,
  - the size of the operation,
  - the amount of traffic generated, and
  - the aesthetic contribution to the character of the area.
- i. Other similar uses as determined the Commission.

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#### DIMENSIONAL REQUIREMENTS

<b>Min. Lot Area: 80,000 square feet</b>	<b>Min. Front Yard: 50'</b>
<b>Max. Coverage: 75%</b>	<b>Min. Side Yard: 30'</b>
<b>Lot Frontage: 100 Feet</b>	<b>Min. Rear Yard: 30'</b>