

Are you in favor of the adoption of the zoning ordinance amendment as proposed by the Planning Board?

Add to Article IV Commercial District Purpose, Prohibited Uses and amend Uses Allowed.

Ordinance in *italics*, strike-through words deleted, and new text in **bold**

ARTICLE IV - COMMERCIAL DISTRICT

Purpose: The commercial district was established to allow commercial business operations that are prohibited within other districts.

- A. *Location: Commercial or business uses shall be allowed in the following areas:*
(Amended 3/96, 9/96, and 3/97)
1. 500 feet on both the west and east sides of Route 108, south of the centerline of Route 107, to the south boundaries of lots 9-2-2 and 9-8-22.
 2. Northerly from the centerline of Powwow River (Route 107A) and Burnt Swamp Road (107A) to a depth of 1,200 feet and within 340 feet westerly of the centerline of Haverhill Road (Route 108) and within 550 feet easterly of the centerline of Haverhill Road (Route 108).
 3. Land parcel MBL# 10-3-9, located at 14 Powwow River Road. (Adopted 3/99)
- B. *Uses Allowed: Business, Wholesale and Retail plus Consumer Services. Examples include but are not limited to: professional and business offices, banks, financial offices, service businesses, restaurants, medical facilities, educational institutions or daycare facilities, bed & breakfast houses, hotels, commercial service and repair facilities, retail stores, and self-storage facilities.*
- C. **Prohibited Uses: Industrial operations and/or heavy manufacturing operations are prohibited in this district. Examples include but are not limited to: manufacturing facilities, trucking companies, solid or liquid hazardous waste companies, excavation and heavy equipment operators. Retail stores or retail buildings greater than 25,000 square feet.**
- D. *Applications for Commercial structures and uses must be submitted to the Planning Board for approval and comply with the following regulations:*
1. *No use shall be permitted which could cause any undue hazard to health, safety or property values or which is offensive to the public because of noise, vibration, unsanitary conditions, noxious odor or similar reason.*
 2. *Sufficient area shall be included in the site of such use to allow the following setbacks and related facilities:*
 - a) *Front: Not less than twenty-five feet from any building or parking lot to a right-of-way, with both an exit and an entrance and with grass and/or other reasonable beautification in the buffer areas.*
 - b) *Side and Rear: Not less than twenty-five feet from a building or parking lot to lot lines.*
 - c) *Sufficient off-street parking space shall be provided on the property to accommodate all vehicles attracted to the business.*
 - d) *The Planning Board shall hold a public hearing on the application first giving notice by publication, posting and by certified mail to abutters and as otherwise required by law.*

The East Kingston Planning Board supports this zoning amendment.