

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

Add to Article V Light Industrial/Residential District Purposes, and amended Paragraphs C. and C.4.

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

ARTICLE V - LIGHT INDUSTRIAL/RESIDENTIAL DISTRICT (Adopted 3/89)

- A. **Purpose: The Light Industrial District was developed to allow and promote light industrial (i.e. electronics, light mechanical assembly, fabrication, etc.), commercial, and business operations prohibited in the other districts. These regulations and restrictions are to ensure orderly development, control, and adequate safety protocols of commercial and industrial operations within the district. Residential and agricultural uses allowed in Article III Residential / Agricultural are also allowed in this District.**
- ~~In this district, no building or structure or premises shall be erected or altered and no building, structure or premises shall be used for any purpose except the following:~~
- B. *Description. The Light Industrial/Residential district, consisting of 93 acres, is composed of lots 11-2-11, 11-2-13, 11-2-14, 11-2-17, 11-2-31, 11-2-32, 11-2-38, and 11-2-39.*
- C. ~~Residential housing development in this district will be in accordance with the East Kingston Zoning Ordinance and Subdivision Regulations.~~
- C. *The Light Industrial District is intended for **but not limited to** use and development of research laboratories, office buildings, selected light industries, warehousing, service or utility businesses, **light manufacturing facilities, trucking companies, solid or liquid waste companies, excavation and heavy equipment operators, manufacturing industries, public utilities, service and repair of vehicles and equipment, auto-body, machinery sales/service/repair, freight or trucking operations, contractor storage yards, contract cleaning companies, printing and shipping, industrial supply companies, telecommunication towers and facilities.** Uses permitted subject to Site Plan Approval by the Planning Board **except as otherwise prohibited:***
1. *Any Commercial uses defined in Article IV of the East Kingston Zoning Ordinance;*
 2. *Research laboratories with incidental processing or pilot manufacturing but excluding biological or chemical laboratories and **marijuana/cannabis plant product processing or distribution facilities.***
 3. *Office buildings;*
 4. *Any lawful warehousing excluding warehousing of biological chemical materials **or marijuana/cannabis plant products;***
 5. *Service or utility business not in conflict with the public health, safety, convenience or welfare or substantially detrimental or offensive to adjacent zones or destructive of property values, when permitted by the Planning Board;*
 6. *Light manufacturing enterprises, except biological and chemical manufacturing; provided that such activities will not be offensive, injurious, or noxious because of gas, dirt, sewerage and refuse, vibration, smoke, fumes, dust, odors, danger of fire, or explosion, or other characteristics detrimental or offensive that tend to reduce property values in the same or adjoining districts;*

7. Any customary accessory uses incidental to above, including parking and parking structures, support and maintenance shops, concessions and services located within a principal building with no exterior evidence of such concessions and services, and recreational facilities for the use of employees in Industrial Districts;

8. Temporary structures provided the permit for such use shall be limited to a term not to exceed ninety (90) days and a bond is posted to ensure removal.

The East Kingston Planning Board supports this zoning amendment.