

311 Manufacturing District.

This district is located south of the Stroudwater River, north of the electric transmission power line easement, and between Saco Street and Spring Street. Performance standards for uses in this district are designed to maintain compatibility between differing uses. All uses and activities must be conducted within the principal building. Such uses are capable of operating in a manner that controls the external effects of the manufacturing process, such as sound, odors, vibrations, emissions, dust, glare, or other nuisance characteristics, through prevention or mitigation devices, and of conducting operations, within the confines of buildings.

311.1 **Permitted Uses.** The following uses are permitted in the Manufacturing District as a matter of right, and other similar light manufacturing uses may be included in this district by interpretation of the Code Enforcement Officer or his/her designee:

- 1) Manufacturing uses, including, but not limited to, precision metal and composite manufacturing, bakeries, breweries, bottling, printing and publishing, pharmaceutical, machine shops, musical instruments, media studio class 1 and 2, precision instruments, watchmakers, toys and sporting goods, wood products, jewelry, assembly of electrical components, tool and die shops and the packaging of food.
- 2) Accessory Use. Accessory uses shall be customarily incidental and subordinate to a permitted primary use within this subsection. Accessory uses shall be under the same ownership or control as the permitted primary use. No accessory use shall be established until the primary permitted use is established and operating. If the primary use ceases operations for 12 months then the accessory retail use shall cease operations.
 - (a) Limited Retail Uses. Retail may be allowed as an accessory use if the Code Enforcement Officer determines that the following conditions are met:
 - (i) The retail use would not exceed 15% of the gross floor area of any building. Any storage directly associated with the retail use shall be included in this allowable area.
 - (ii) The proposed retail use would be located within the same building as the allowed primary use to which it is accessory.
- 3) Business Office
- 4) Warehousing
- 5) Commercial Service Business
- 6) Municipal Facility
- 7) Neighborhood Grocery
- 8) Private Indoor Recreation Facility
- 9) Vocational Educational Facility
- 10) Research and Development
- 11) Commercial kitchens or other food preparation provided that the food is not prepared for service on the premises other than as an accessory use.

311.2 **Special Exceptions.** The following uses are permitted in the Manufacturing District as a special exception under Section 204:

- (a) Child Care Center
- (b) Church

(c) Utilities

311.3 **Prohibited Uses.** Those uses that are prohibited shall include, but are not limited to, the following:

- (a) Junk yards
- (b) Retail trade and restaurants not accessory to a permitted use
- (c) Mining and drilling operations
- (d) Extraction and processing of raw materials
- (e) Asphalt plants
- (f) Refining of petroleum or its products, including tar distillation
- (g) Commercial petroleum storage yards

311.3 **Performance Standards.** The following performance standards apply in the Manufacturing District:

- A. Minimum Lot Size: 20,000 S.F.
- B. Dimension Requirements:
 - 1. Minimum Lot Width: 200'
 - 2. Yard Depths:
 - A. Front 40'
 - B. Rear 30'
 - C. Side 30'
 - 3. Maximum Height: 75' and up to 5-stories. Maximum height shall include mechanical equipment and architectural detail.
- C. Maximum Footprint Factor: 50%
- D. Maximum Gross Density Factor: 80%
- E. Landscape Factor: 20%
- F. Storage. Outdoor storage must be screened from view of public ways.
- G. Maximum permissible sound levels: The maximum permissible sound level of any continuous, regular, frequent, or other sound typically produced by the use, shall not exceed the following:
 - 1. 70 (70) dBA beyond the walls of the building between the hours of 7:00 am and 10:00 pm.
 - 2. 60 (60) dBA beyond the walls of the building between the hours of 10:00 pm and 7:00 am.
 - 3. Exemptions:
 - A. Noises created by construction and maintenance activities between 7:00 am and 10:00 pm are exempt from the maximum permissible sound levels set forth in this section.
 - B. The following uses and activities shall also be exempt from the requirements of this section:

- i. The noises of safety signals, warning devices, emergency pressure relief valves, and any other emergency devices.
 - ii. Traffic noise on public roads or noise created by airplanes and railroads.
 - iii. Noise created by refuse and solid waste collection, provided that the activity is conducted between 5:00 am and 10:00 pm
 - iv. Emergency construction or repair work by utilities at any hour.
- H. Odors. Odors must not exceed existing levels at the zone lines. Wood pulping and similar processes are a prohibited use. Odors generated by the use must not leave the lot line.
- I. Hazardous Matter: The emission of hazardous matter must be so controlled that no amount generated by the use is permitted beyond the building. Storage of hazardous matter is prohibited, except that used exclusively for ongoing production purposes.
- J. Vibrations: Vibrations inherently and recurrently generated shall be imperceptible with and without instruments beyond the required building setback lines.
- K. Glare: All outdoor lighting must be of the full cut off luminaire variety and the light source must not be visible at the lot line.

(Ord. of 6/7/2010)