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# Manufacturing Zones

# Manufacturing Zones

	<b>MR Manufacturing, Restricted</b>	<b>MLR Manufacturing, Light, Restricted</b>	<b>ML Manufacturing, Light<sup>1</sup></b>	<b>MH Manufacturing, Heavy<sup>2</sup></b>
<b>Permitted Uses</b>	Limited manufacturing, office, warehouse, research institute, laboratory, printing, medical clinic, bank	Uses permitted in MR zone (except heliport type II), car wash and fuel service stations in planned industrial parks with IM district	Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements; laboratories, office, medical clinics; excavations not using explosives; equipment/material storage yards; heliports	Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, boat yard, laboratory, office, medical clinic, equipment and material storage yard, brewery, adult entertainment subject to locational criteria
<b>Minimum Front Setback</b>	75 feet <sup>3</sup>	40 feet, except 50 feet if located on a dual highway <sup>4</sup>	25 feet, 50 feet from a street center line, except 50 feet from the front property line if on dual highway	Same as ML
<b>Minimum Rear Setback</b>	50 feet <sup>3</sup>	40 feet <sup>4</sup>	30 feet	Same as ML
<b>Minimum Side Setback</b>	50 feet <sup>3</sup>	30 feet, with the sum of both sides not less than 80 feet <sup>4</sup>	30 feet	Same as ML
<b>Maximum Floor Area Ratio</b>	0.4	0.6	2.0	Same as ML
<b>Maximum Building Height</b>	Subject to height tent regulations; 100 feet maximum	60 feet at the setback line, then sloping towards the interior of the property at a 45 degree angle	Unlimited, except if within 100 feet of a business or residential zone, then 3 stories or 40 feet	Same as ML

<sup>1</sup> When within 100 feet of an interstate highway or expressway, any residential zone or street right-of-way abutting a residential zone, the setbacks of the MR zone apply. In addition, only passenger car parking, uses permitted in the MR zone and mineral aggregate extraction are permitted.

<sup>2</sup> When within 150 feet of an interstate highway or expressway, any residential zone or street right-of-way abutting a residential zone, the setbacks of the MR zone apply. In addition, only passenger car parking, uses permitted in the MR zone and mineral aggregate extraction are permitted.

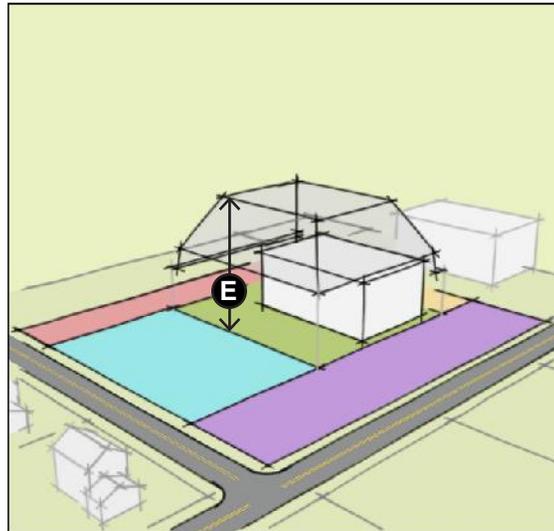
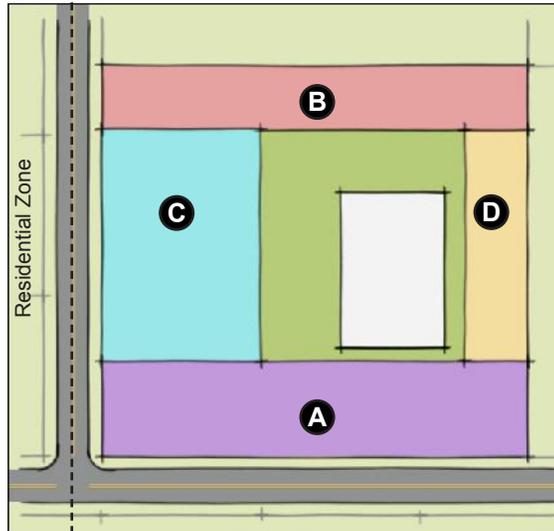
<sup>3</sup> A minimum of 125 feet from a building or structure to a residential zone line is required.

<sup>4</sup> A minimum of 100 feet from a building or structure to a residential zone line is required, 70 feet to a RC 5 zone line, and 90 feet to a property line in a RC 5 zone.

# MR Manufacturing, Restricted

Height and Area Requirements		
<b>A</b>	Minimum front setback	75 feet
<b>B</b>	Minimum rear setback	50 feet
<b>C</b>	Minimum setback to residential zone line	125 feet
<b>D</b>	Minimum side setback	50 feet
<b>E</b>	Maximum building height	40 feet + H.T.*

\* Height tent up to 100 feet



**Intent:** To provide greater flexibility in selecting industrial areas so as to protect uses in neighboring residential zones.

**Typical Uses Permitted by Right:**

Limited manufacturing, office, warehouse, research institute, laboratory, printing, medical clinic, bank.

**Typical Uses Permitted by Special Exception:**

None.

**Notes:**

- There is a special petition process to create and develop MR zoned land.
- Development plan proposals are subject to Planning Board review.
- No outside display or storage of products or materials of any kind is permitted in the front, side, or rear yards.
- Dwellings are prohibited.

# MLR Manufacturing, Light, Restricted

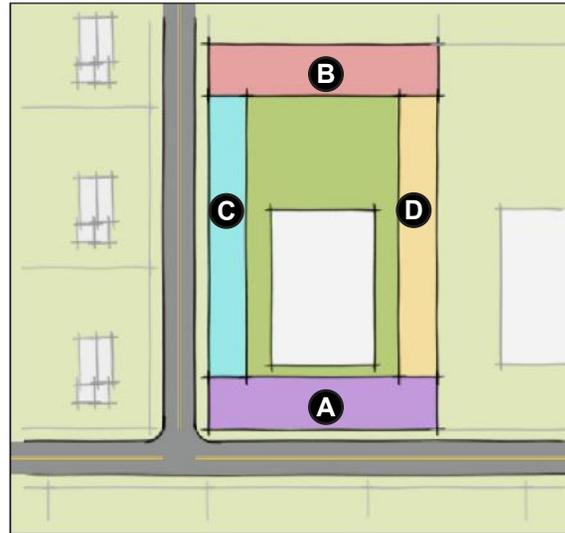
**Intent:** To fulfill the locational needs of certain types of light industry and to create a transitional zone between residential or institutional areas and ML and MH zones.

**Typical Uses Permitted by Right:** Uses permitted in MR (except heliport type II), uses permitted and as limited in DR-1 (except kennel and animal boarding).

**Typical Uses Permitted by Special Exception:** Automotive service station, heliport type II, sanitary and rubble landfill.

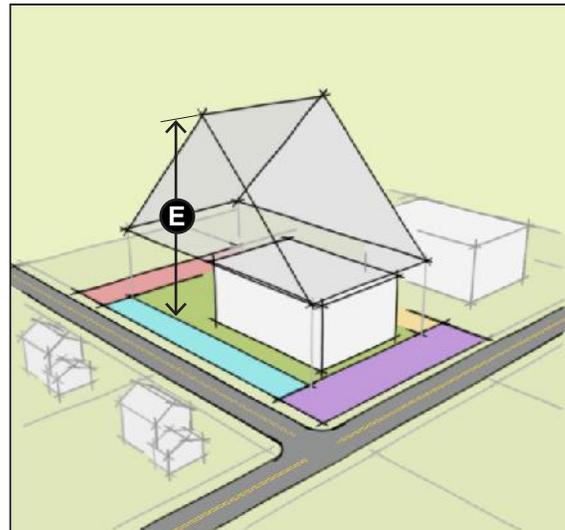
**Notes:**

- Hotels/motels may be permitted by right when the MLR zone is part of a contiguous area of 25 acres or more of industrial zoning.
- Banks, business and trade schools, and restaurants may be permitted by special exception when the MLR zone is part of a contiguous area of 25 acres or more of industrial zoning.



Height and Area Requirements		
<b>A</b>	Minimum front setback*	40 feet
<b>B</b>	Minimum rear setback	40 feet
<b>C</b>	Minimum setback to residential zone line	100 feet
<b>D</b>	Minimum side setback	30 feet, with sum of both 80 feet
<b>E</b>	Maximum building height	Modified height tent; 60 feet max.

\* 50 feet if on a dual highway



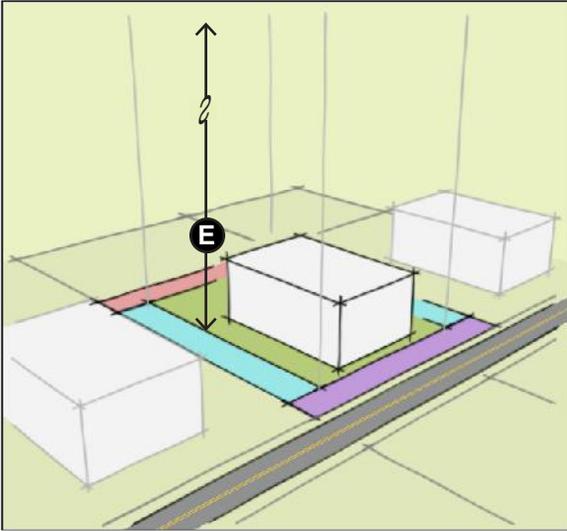
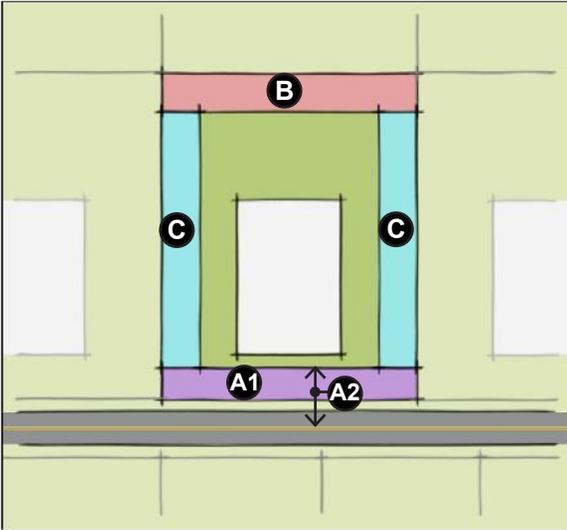
# ML Manufacturing, Light

Height and Area Requirements <sup>1</sup>		
<b>A1</b>	Minimum front setback	25 feet <sup>2</sup>
<b>A2</b>	Minimum front setback to centerline of street	50 feet
<b>B</b>	Minimum rear setback	30 feet
<b>C</b>	Minimum side setback	30 feet
<b>E</b>	Max. building height	Unlimited <sup>3</sup>

<sup>1</sup> When within 150 feet of an interstate highway or expressway, or any residential zone or street right-of-way abutting a residential zone, the setbacks of the MR zone apply. In addition, only passenger car parking, uses permitted in the MR zone and mineral aggregate extraction are permitted

<sup>2</sup> 50 feet if located on a dual highway

<sup>3</sup> Except when abutting a residence or business zone, any part of a building which is within 100 feet cannot exceed 3 stories or 40 feet



**Intent:** To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging or processing of goods or services.

**Typical Uses Permitted by Right:** Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, laboratory, office, medical clinic, excavation not involving explosives, equipment and material storage yard, brewery.

**Typical Uses Permitted by Special Exception:** Excavation using explosives, landfill, truck stop and trucking facility.

- Notes:**
- Various retail or service uses may be permitted by right when the ML zone is part of a planned industrial park at least 25 acres in net area or in an IM district.
  - Various automotive uses may be permitted by special exception when the ML zone is part of a planned industrial park at least 25 acres in net area or in an IM district.
  - Interim uses may be permitted under special conditions.

# MH Manufacturing, Heavy

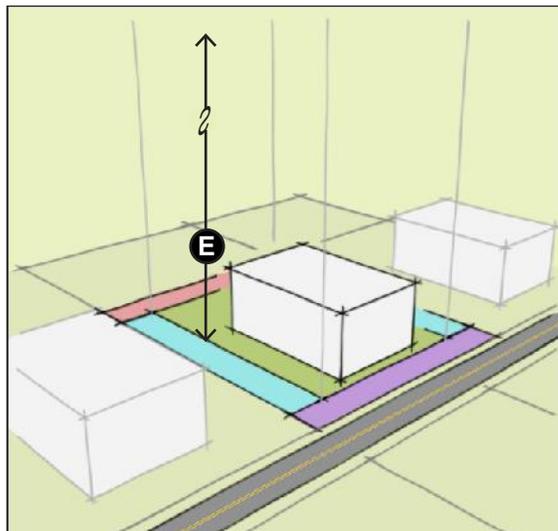
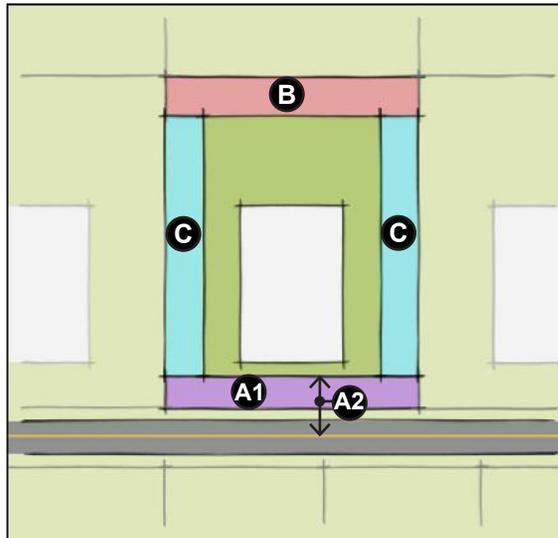
**Intent:** To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging, or processing of goods and services.

**Typical Uses Permitted by Right:** Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, boat yard, laboratory, office, medical clinic, equipment and material storage yard, brewery, adult entertainment subject to locational criteria.

**Typical Uses Permitted by Special Exception:** Landfill, junk yard, truck stop and trucking facility.

**Notes:**

- Heavy manufacturing and industrial operations are permitted either by right or by special exception when located certain distances from residential and business zones.



Height and Area Requirements <sup>1</sup>		
<b>A1</b>	Minimum front setback	25 feet <sup>2</sup>
<b>A2</b>	Minimum front setback to centerline of street	50 feet
<b>B</b>	Minimum rear setback	30 feet
<b>C</b>	Minimum side setback	30 feet
<b>E</b>	Max. building height	Unlimited <sup>3</sup>

<sup>1</sup> When within 150 feet of an interstate highway or expressway, or any residential zone or street right-of-way abutting a residential zone, the setbacks of the MR zone apply. In addition, only passenger car parking, uses permitted in the MR zone and mineral aggregate extraction are permitted

<sup>2</sup> 50 feet if located on a dual highway

<sup>3</sup> Except when abutting a residence or business zone, any part of a building which is within 100 feet cannot exceed 3 stories or 40 feet

