

TOWN OF HOPKINTON
ZONING BYLAW

ARTICLE VIII

Industrial B (IB) District

[Added 5-7-2007ATM, Art. 26, Amended 5-4-2009 ATM, Art. 18]

§ 210-37.1. Development and design objectives.

The zoning standards and controls in the Industrial B District are established to promote and maintain an ecological balance between the undeveloped natural resources, watersheds and residential neighborhoods in the Town and the new industrial buildings and uses that will be present in the area. As new buildings are developed, they should complement and enhance the natural beauty of the town. New industrial uses must recognize that the land abutting major highways will have two visual "front doors": the highway itself and the local roads. Buildings on such sites must be sited, planned, developed and maintained to present an attractive appearance from both directions.

§ 210-37.2. Size and setback requirements.

A. The following size and setback requirements shall apply:

- (1) Minimum lot frontage: 200 feet on a public way.
- (2) Minimum lot area: 60,000 square feet.
- (3) Maximum lot coverage: 40%.
- (4) Maximum gross floor space: 50% of lot area.
- (5) Minimum setback from a property line abutting a street: 60 feet, which area must remain undeveloped and landscaped, except as hereafter provided.
- (6) Minimum side yard: 30 feet.
- (7) Minimum rear yard depth: 40 feet.

B. Yard and setback exceptions: No building or structure shall be erected or altered to be within 60 feet of an RA, RB, RLF or A District line, or within 40 feet of the right-of-way line of Routes 90 and 495.

§ 210-37.3. Loading zone.

Adequate off-street loading shall be provided only at the side or rear of the building. Such loading space shall be provided on the lot to service all loading requirements of the industry or use conducted thereon without requiring use of adjacent public streets, ways or required setback area thereof.

§ 210-37.4. Outdoor storage and/or display of merchandise or equipment.

No open storage or display shall be permitted in any setback area. All storage or displays must be adequately screened by a fence or landscaping so as not to be visible from any road or highway.

TOWN OF HOPKINTON
ZONING BYLAW

No materials or equipment stored on a lot shall project above the eave line of the tallest building on the lot.

§ 210-37.5. Landscaping and Screening.

- A. All required setback areas shall be adequately and attractively landscaped with lawns and/or trees within one year of the completion of building construction on any lot and shall thereafter be maintained in an attractive manner.
- B. The minimum setback area to a residentially zoned district shall be maintained in a wooded state to provide effective year-round screening of abutting property.

§ 210-37.6. Height of buildings.

No building or structure shall exceed 45 feet or three stories in height, whichever is less. This limitation of height shall apply at the curb grade of the principal front of the building.

§ 210-37.7. [Reserved] [Amended 5-4-2009 ATM, Art. 18]

§ 210-37.8. Uses permitted by right.

- A. The following land uses are permitted in an IB District.
 - (1) Research and development; Research centers and laboratories.
 - (2) Professional offices.
 - (3) Manufacturing, assembly or processing plants for the following types of industries, provided that none of the above activities in Subsection A(3)(a) through (k) will be offensive, injurious or noxious because of gas, dirt, sewage and refuse, vibration, smoke, fumes, dust, odors, discharge of harmful bacteria, radioactive material or chemicals into air, water or septic or site drainage systems, danger of fire or explosion, objectionable noise or other characteristics which are detrimental or offensive or which tend to reduce property values in the same or adjoining districts.
 - (a) Food and kindred products.
 - (b) Apparel and related products.
 - (c) Electronic and electrical products.
 - (d) Furniture and fixtures.
 - (e) Printing and publishing.
 - (f) Lumber and wood products.
 - (g) Paper converting products.
 - (h) Primary and fabricated metal industries.

TOWN OF HOPKINTON
ZONING BYLAW

- (i) Machinery.
 - (j) Transportation equipment.
 - (k) Instruments and related products, or any other light manufacturing enterprise.
 - (4) Warehousing for distribution.
 - (5) Health club.
 - (6) Landscaping business and storage/staging facility.
 - (7) The preparation, packaging and warehousing for distribution of medical supplies for home intravenous therapy with accessory retail use, provided that the retail use occupies no more than 300 square feet of gross floor area in the aggregate on any one lot.
 - (8) Accessory uses, including but not limited to cafeterias.
- B. Any uses not so permitted are excluded unless otherwise permitted by law or the terms of this article.

§ 210-37.9. Uses allowed by special permit.

The following uses shall be allowed in an IB District upon the grant of a special permit by the Board of Appeals:

- A. Genetic, biological and chemical research centers, laboratories and manufacturing and processing plants.
- B. Conference centers with or without a residential dormitory component.
- C. Medical centers.
- D. Restaurants.
- E. Veterinary clinics.
- F. Automobile and truck rental and repair, but not including automobile and truck sales.
- G. Facilities for storage as an accessory use of gasoline, kerosene, fuel oil, volatile gases and other such substances, unless prohibited elsewhere in this Chapter.
- H. Recycling centers, provided that such activities on the lot are not located within 100 feet of a residential zoning district, and a buffer area containing natural material will form an effective year-round screen between the industrial uses and the residential zone.