SECTION 342 - (RI) RESTRICTED INDUSTRIAL DISTRICT REGULATIONS

342.02 **- PERMITTED USE** - The following uses shall be permitted in the RESTRICTED INDUSTRIAL DISTRICT.

342.21 - Manufacturing

152 Residential Building Contractors

203 Canning and Preserving Fruits, Vegetables, and Sea Foods (except 2031, Canned and Cured Sea Foods, and 2036, Fresh or Frozen Packaged Fish)
205 Bakery Products
2071 Candy and Other Confectionery Products
23 Apparel and other textile products
27 Printing and Publishing
283 Drugs

314 Footwear, except Rubber
315 Leather Gloves and Mittens
316 Luggage
317 Handbags and other Personal Leather Goods
323 Glass Products, made of Purchased Glass
342 Cutlery, Hand Tools and Hardware
345 Screw machine products
3571 Electronic computers
3575 Computer terminals
3578 Calculating and Accounting Equipment
366 Communication Equipment
367 Electronic Components and Accessories
38 Instruments and related products
39 Miscellaneous small manufacturing industries

412 Taxicabs
43 US Postal Service
44 Water Transportation
48 Communication Services

342.22 - Wholesaling

502 Furniture and Home Furnishings
503 Dry Goods and Apparel
504 Groceries and Related Products
506 Electrical Goods
507 Hardware and Plumbing and Heating Equipment and Supplies
508 Machinery, Equipment and Supplies

5094 Tobacco and its Products
5095 Beer, Wine, and Distilled Alcoholic Beverages
5096 Paper and its Products
5097 Furniture and Home Furnishings
58 Eating and Drinking Places (except those allowing adult entertainment).

342.03 **- CONDITIONAL USE** - The following uses shall be allowed in the RESTRICTED INDUSTRIAL DISTRICT, subject to approval in accordance with SECTION 815, ARTICLE VIII.

342.031 - Laboratories - provided the following conditions are met:

1.) No radioactive or hazardous waste is generated or stored within five hundred (500) feet of a residence.

2.) No electronic, electric or magnetic interference is generated which exceeds the limits ofthe property lines.

7391 Research, Development and Testing Laboratories

342.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the RESTRICTED INDUSTRIAL DISTRICT.

342.41 - Minimum Lot Size

a.) There is no minimum lot size if public water and sanitary sewer are provided. If they are not provided, minimum lot size shall be forty thousand (40,000) square feet or larger, according to the requirements for on site wastewater treatment systems.

b.) Lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS and the following provisions:

1) **Enclosure -** A use allowed in this district shall operate entirely within an enclosed structure, emitting no dust, smoke, noxious odor or fumes outside this structure, and producing a noise level audible at the property line no greater than the average noise level occurring on any adjacent street.

2) **Screening Exterior Uses -** Open service areas and loading docks shall be screened by walls or fences at least six (6) feet but not more than eight (8) feet in height. These walls or fences shall have an opaqueness of seventy-five percent (75%) or more, so as to effectively conceal service and loading operations from adjoining streets and from a Residential Zoning District or a Planned Development District as listed in SECTION 201, ARTICLE II.

342.42 - Minimum Lot Width - All lots shall have adequate lot width to provide the yard space required by these DEVELOPMENT STANDARDS. All lots must have at least one hundred (100) feet of frontage on an accepted public street or fifty (50) feet of frontage on an approved private industrial street.

342.43 - Minimum Side Yards - (For main and accessory structures, parking and open service and loading areas) :

Minimum side yard shall be provided as follows:

a.) One-third (1/3) the sum of the height and length of the wall most parallel to the interior lot line, or fifteen (15) feet, whichever is greater. If fireproof industrial walls are used on abutting industrial lots, the side yard may be reduced to zero (0).

b.) One-third (1/3) the sum of the height and length of the wall most parallel to the exterior lot line abutting a residential or planned district or twenty-five (25) feet, whichever is greater.

342.44 - Rear Yards - (For main and accessory structures) - A minimum rear yard shall be provided equal to the following:

a.) One-third (1/3) the sum of the height and length of the wall most nearly parallel to the interior lot line, or fifteen (15) feet, whichever is greater.

b.) One-third (1/3) the sum of the height and length of the wall most nearly parallel to the exterior lot line when adjacent to a residential or planned district, or twenty-five (25) feet, whichever is greater.

342.45 - Maximum Building Height – Forty (40)feet

342.46 - Front Green Belt - A landscaped area of at least thirty (30) feet in width shall be provided between the existing street right-of-way line and any structure or paved area. Green belts shall supersede any parking encroachment into setbacks permitted under Section 504.012; the greenbelt shall be provided.

342.47 - Minimum Landscaped Open Space – Thirty percent (30%) of the lot area must be landscaped open space.