

# RESEARCH & LIGHT MANUFACTURING DISTRICT SECTION 80



Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed below.

## GENERAL PRINCIPAL USES PERMITTED VIA SITE PLAN REVIEW PROCESS

- Business, government and professional offices
- Graphic reproduction services
- Computer software design and development facilities
- Indoor storage of equipment, materials, goods and products

## SPECIAL PRINCIPAL USES

SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- Facilities for research, development, and testing of processes and products
- Manufacturing, fabricating, and assembly of commodities, goods or products
- Outdoor storage of equipment, materials, goods, and products
- Vehicular and equipment repair or service
- Airports

\*See [Section 80 of the regulations](#) for further explanation on all uses listed

## REQUIRED CHARACTERISTICS

Minimum Lot Width: 150 FT

Minimum Lot Rectangle: 125' x 200'

Front yard setback: 50 FT

Side yard setback: 40 FT

Rear yard setback: 40 FT

Minimum lot area: 1 Acre (43,560 sq ft)

Minimum Buildable Land Area\*: 30,000 SQ FT

Minimum Lot area per dwelling unit: 2 acres

Maximum Lot Coverage: 20%

Maximum Building Height: 35 feet

\*Buildable land area can not include wetlands, watercourses, floodplain, rock outcropping, and a percentage of steep slopes and easement land.

To apply for a permit please click [here](#).