

Draft language for additional IP uses

§ 174-8.6. IP Industrial Park District. [Added 4-12-1993 ATM by Art. 43]

All uses shall not produce excessive noise, vibration, odor, or emissions beyond the property line.

A. Permitted uses are as follows:

- (1) All uses permitted in the Conservation District.
- (2) Private or non-profit school, childcare nursery, or kindergarten, exclusively for the care and education of children licensed or certified by the Commonwealth of Massachusetts
- (3) Private or non-profit assisted living residence, adult day health center, or similar facility providing care, supervision, or support services for elderly or disabled adults, licensed or certified by the Commonwealth of Massachusetts
- (4) Cafeteria on the premises for use by employees; a commercial kitchen, cafe or restaurant.

B. Uses permitted up to 50,000 square feet are as follows:

- (1) Establishments engaged in data processing, digital services, media production, or publishing, including but not limited to: payroll and financial transaction processing, document management, operation of computer and internet-based services, digital and print publishing, commercial printing, and data centers or warehouses. This use does not include broadcasting towers or facilities primarily intended for public transmission unless otherwise permitted
- (2) Indoor or outdoor facilities for recreation, fitness, or athletic training; studios, galleries, or theaters dedicated to the visual, performing, or cultural arts; and private membership clubs or organizations providing social, cultural, or recreational amenities.
- (3) Facilities for the sale, storage, or distribution of fuel, lumber, construction materials, landscaping supplies, and contractor equipment, including contractor's yards. Such uses may include outdoor storage areas, provided they are screened from public view and adjacent properties, and comply with applicable environmental and safety regulations
- (4) Retail establishments and consumer service providers engaged in the sale of goods or provision of services directly to the public, provided that no manufacturing, fabrication, or assembly of products occurs on-site, except for incidental preparation or customization of goods for immediate sale. This use excludes on-site manufacturing, which is addressed separately under Subsection C(2).
- (5) Medical clinics, outpatient care centers, and diagnostic laboratories provided all operations are conducted within enclosed buildings and do not involve overnight patient stays
- (6) Establishments engaged in the sale, leasing, fueling, servicing, or repair of motor vehicles, including gasoline stations, auto repair garages, and new or used vehicle dealerships. All outdoor storage of vehicles, parts, or equipment shall be screened from public view and comply with applicable environmental and safety regulations
- (7) Indoor facilities for wholesale trade, distribution, and storage of goods and materials, excluding any use involving the transfer, handling, or storage of solid waste, hazardous waste, or other regulated materials. All operations shall be conducted within enclosed buildings, and outdoor storage is prohibited unless expressly permitted by special permit

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- (8) General scientific research and development
- (9) Light manufacturing refers to the fabrication, assembly, processing, or packaging of finished products or parts, conducted entirely within enclosed buildings and utilizing electric or similarly quiet motive power. Such operations shall not produce noise, vibration, odor, smoke, glare, or other environmental impacts detectable beyond the property line, and shall not involve heavy machinery, hazardous materials, or large-scale freight operations
- (10) Stand-alone electric vehicle charging stations, pay-to-park facilities, and parking garages.

C. Uses requiring a special permit are as follows:

- (1) All uses permitted in Subsection B that exceed 50,000 square feet.
- (2) Retail establishments and consumer service providers engaged in the sale of goods or provision of services directly to the public with on-site manufacturing
- (3) Major public utility infrastructure, such as substations or transmissions facilities.
- (4) Hospitals, inpatient care facilities, and emergency medical centers shall require a special permit due to their scale, intensity, and potential neighborhood impacts on parking, traffic, and noise.
- (5) Veterinary clinics, animal hospitals, dog kennels, and equestrian centers for riding and training, provided that no livestock farming or agricultural animal husbandry is conducted on the premises. All facilities shall be designed to ensure the health and safety of animals and minimize noise, odor, and other impacts on surrounding properties
- (6) Scientific research and development involving Good Laboratories Practices (GLP) or Good Manufacturing Practices (GMP) and chemistry, manufacturing, and controls (CMC) for pharmaceutical or biologic product development. This encompasses the processes and procedures involved in developing, manufacturing, and controlling the quality of a human or veterinarian drug product throughout its lifecycle.
- (7) Other manufacturing not described in Subsection B(9).
- (8) Hazardous waste storage and disposal facilities, other than small generators, as defined by the Environmental Protection Agency and the Commonwealth of Massachusetts, except that a special permit may be issued for such a facility upon approval by the appropriate federal and state agencies, review and comment by the Southborough Board of Health, Conservation Commission, Planning Board and Fire and Police Chiefs, following a duly advertised public hearing and in accordance with the Hazardous Waste Facilities Siting Law.¹
- (9) Adult bookstore, adult video store, adult paraphernalia store, adult motion-picture theater, adult live entertainment (see § 174-9I). **[Added 4-8-1996 ATM by Art. 56]**
- (10) Heliport or landing place for helicopter, not including storage or maintenance facilities as an accessory use to a permitted principal use. **[Added 4-15-1997 ATM by Art. 53]**
- (11) Registered marijuana dispensary as defined in 105 CMR 725.004. **[Added 4-16-2014 ATM by Art. 17]**

D. Prohibited uses. All uses which are not listed above, legally nonconforming or otherwise 2025.01.23 174-8.6_IP Industrial Park District_rev.1-23.25 (ML edits, KQ edits))- cleaned with Marnie's updates

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allowable by the provisions of the zoning regulations are prohibited.

E. Development standards are as follows:

- (1) Minimum lot area: 43,560 square feet (minimum 20,000 square feet exclusive of wetlands). **[Amended 4-8-1996 ATM by Art. 54]**
- (2) Minimum frontage: 200 feet.
- (3) Minimum setbacks:
 - (a) Front: 50 feet; 75 feet if on Route 9.
 - (b) Rear: 50 feet.
 - (c) Side: 50 feet.
 - (d) Other street: 50 feet.
- (4) Maximum height: 45 feet, three stories.
- (5) Maximum floor area ratio: 0.60.

F. The operation of any marijuana establishment as defined in MGL c. 94C, § 1, including without limitation a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana facility is prohibited in all zoning districts of the Town. This prohibition shall not apply to the sale, distribution or cultivation of marijuana for medical purposes, licensed under Chapter 369 of the Acts of 2012 and currently permitted in the Town of Southborough. **[Added 4-25-2017 ATM by Art. 32]**

1. Editor's Note: See MGL c. 21D.