## SECTION XVIII.F. PINE POINT INDUSTRIAL OVERLAY DISTRICT – I-O

A. PURPOSE AND APPLICABITLITY

To allow the existing buildings in the industrial areas in Pine Point to continue to be used for manufacturing, processing, treatment, research, warehousing, storage and distribution, and other compatible uses until such time as the property is redeveloped and/or modified and used in accordance with the Town and Village Centers 4 (TVC-4) District requirements.

The provisions of the I-O District are applicable only to buildings existing as of the date of adoption of this provision that are occupied or intended to be occupied predominately by uses that are not allowed as Permitted Uses or Special Exceptions in the underlying TVC-4 Zoning District. The properties and buildings within the I-O District shall be governed by the provisions of the Industrial Overlay District rather than the provisions of the TVC-4 District until: 1) the property owner notifies the Town Planner in writing that he/she wants the property to be subject to the requirements of the underlying TVC-4 Zoning District, or 2) the property is redeveloped, or 3) the building(s) is expanded or modified in a manner that is not consistent with the limits set forth in subsection G. Once a property becomes subject to the provisions of the underlying TVC-4 zoning district, all rights to being governed by the I-O provision are lost and the property may not revert to industrial uses or other uses not allowed in the TVC-4 District.

B. PERMIITTED USES

The use of land and of buildings and structures in the I-O District existing as of the date of adoption of this section shall be governed by the provisions of this section. The use of new or redeveloped buildings or structures and related land shall be governed by the provisions of subsection G.

1. Manufacturing and assembly.
2. Research, development and light industrial.
3. High technology facility.
4. Food processing facility.
5. Warehousing and storage.
6. Distribution, wholesale trade and transportation, including trucking terminals.
7. Recycling facilities, exclusive of junkyards, automobile graveyards, or automobile recycling business.
8. Instructional and educational services.
9. Motor vehicle repair and service facilities including auto body shops, facilities for the repair of recreational vehicles, small engine repair facilities, and vehicle sales accessory to these uses.
10. Sale, rental and/or service of heavy equipment or specialized motor vehicles (other than passenger cars).
11. Sales, service and storage of marine-related equipment and watercraft including outdoor sales, display and storage.

12. Restaurants, with less than 2,000 square feet of floor area and with no drive-up, drive-through or drive=in service.
13. Retail sales or services if such sales or services are accessory to principal permitted uses.
14. Professional offices with a maximum of 2,500 square feet of floor area per use.
15. Business services and business offices.
16. Contractor's offices, shops and storage yards.
17. Municipal building and uses.
18. Non-municipal government buildings and uses.
19. Health clubs.
20. Personal Services.
21. Pet Care Facility.
22. Accessory uses including accessory agricultural activities subject to the performance standards of Section IX.P.
23. Cannabis Manufacturing Facility. [Adopted 01/08/2020; Amended 09/04/2024]
24. Cannabis Testing Facility. [Adopted 01/08/2020; Amended 09/04/2024]
25. Cannabis Cultivation Facility conducted with a fully enclosed structure. [Adopted 01/08/2020; Amended 09/04/2024]

C. SPECIAL EXCEPTIONS

The use of land and of buildings and structures in the I-O District existing as of the date of adoption of this section shall be governed by the provisions of this section. The use of new or redeveloped buildings or structures and related land shall be governed by the provisions of subsection G.

**1,** Public utility facilities including substations, pumping stations and sewage treatment facilities.

**2.** Family day care homes, group day care homes, day care center facilities, and nursery schools.

**3.** Telecommunication facility.

D. SPACE AND BULK REGULATIONS

The use, modification, or expansion of buildings or structures in the I-O District existing as of the date of adoption of this section shall be governed by the provisions of this section. The use of new or redeveloped buildings or structures shall be governed by the provisions of subsection G.

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| Minimum area of lot size | 20,000 square feet |
| Maximum building coverage | 50% |
| Minimum Front Yards, | 50 feet |

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| Minimum side and rear yard | 25 feet or 50% of building height whichever is greater except that all side and rear yards abutting residential district s shall be a minimum of 50 feet or the height equivalent of the principal building or use, whichever is great, and shall comply with the buffering requirements of this Ordinance. |
| Maximum building height | 60 feet – The Planning Board may approve an increase in the building height as part of the site plan review to not more than 100 feet if the applicant demonstrates that the increased height is an operational necessity for the use and the visual impact of the increased height will be minimized through the building design or buffering. |

E. OFF –STREET PARKING

Off-Street parking shall be provided in accordance with the requirements of Section XI. of this Ordinance.

F. SIGNS

Signs shall be regulated in accordance with the requirements of Section XII. of this Ordinance.

G. ADDITIONAL REQUIREMENTS FOR REDEVELOPMENT OR MODIFICATION/ ENLARGMENT OF AN EXISTING BUILDING.

**a. Continued Use of Existing Buildings and Structures –**Any building or structure existing as of the date of adoption of this subsection may be used for all of the uses allowed in the I-O District subject to the requirements of the District and all required approvals and permits.

**b. Modification of Existing Buildings and Structures –** Any building or structure existing as of the date of adoption of this subsection may be improved within the existing footprint and envelop of the building or structure subject to all required approval and permits. Any existing building or structure existing as of the date of adoption of this subsection may be modified or enlarged in accordance with requirements of the space and bulk standards of subsection D, and the applicable shoreland zoning provisions provided that such modification does not cumulatively increase the total floor area of the building or structure by more than five thousand (5,000) square feet or more than ten (10) percent of the floor area existing as of the date of adoption of this subsection, whichever is less.

**Construction and Use of New, Redeveloped, or Expanded Buildings and Structures –** Any new building or structure in the I-O District shall be developed and used in accordance with the requirements of the underlying Town and Village Centers 4 (TVC-4) District. Any existing building that is substantially redeveloped or that is expanded in excess of the limits of subsection b. shall also be developed and used in accordance with the TVC-4 requirements.