Article 107: INDUSTRIAL ZONE

(Amended 03/09/10)

107.1 **INDUSTRIAL ZONE.** The Industrial Zone is established as a zone in which the principal use of land is for industry, professional/technology/retail Park and associated uses. By established compact areas for such uses, better fire protection, police protection and utilities may be provided. Performance standards and yard regulations are set forth in this Ordinance to insure safe development that is compatible with adjacent uses. The purpose of this district is to encourage business growth and industrial installations in a campus like arrangement in the vicinity of important highways.

107.2 **DISTRICT BORDERS:** The District shall be the Town of Kingston Tax Map R-2. Exceptions: The District will not include present residences and up to 80,000 square feet associated with each, or approved building lots as of the date of this Ordinance.

107.3 **PERMITTED USES:** The following are permitted:

A. Businesses such as public garages, repair shops, sales agencies for automobiles, boats, farm, industrial and construction equipment.

B. Establishments for the sale or storage of furniture, plumbing supplies, construction supplies, and building materials.

C. Animal hospitals, greenhouses, nurseries, boarding kennels.

D. Shops for the use of carpenters, cabinet makers, electricians, painters, upholsterers, plumbers or repairers of televisions and home appliances.

E. Plants for the manufacturing of electrical or electronic devices, appliances, apparatus or supplies, medical, dental,

or drafting instruments, optical goods, watches, or other precision instruments.

F. Research, environmental or testing laboratories of a non-hazardous nature.

G. Cement plants, rock crushing and stone washing operations.

H. Amusement Centers

I. Hotels/Motels

J. Business, professional, and medical offices

K. Retail Services

L. Wholesale Establishments

107.4 SITE PLAN REVIEW : Application for commercial or industrial structures located within the district shall require the submission of a site development plan to the Planning Board.

The site development plan shall show all structures, roadways, parking areas, utility and exterior structures and usages within 200 feet of the developed area, and any other elements as may be deemed essential by the Planning Board.

107.5 PERFORMANCE STANDARDS:

A. Odor, Dust and Smoke: Emissions into the air shall conform to New Hampshire RSA 125 or the current air quality standard ordinance.

B. Noise: All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness, and as measured at any property line of the lot shall not exceed the following intensity in relation to sound frequency:

Maximum Sound Level, Above Zero		
Frequency, Cycles		Decibels Permitted *

0 to 74		74
75 to 149		59
150 to 299		52
300 to 599		46
600 to 1199		42
1200 to 2399		39
2400 to 4799		36
4800 and up		33

* According to the following formula: Sound pressure level is decibels equals 10 log p1/p2, where p2 equals 0.0002 dynes/ cm2.

Such sound levels shall be measured with a sound level meter and octave band analyzer approved by the United States of America Standards Institute.

Noise-making devices which are maintained and utilized strictly to serve as warning devices are excluded from these regulations.

C. Heat, Glare, Vibration and Radiation: No heat, glare or vibration shall be discernible without instruments from the outside of any structure and no nuclear radiation shall be discernible from the outside of the structure with or without instruments.

D. Storage: All materials, supplies and equipment shall be stored in accord with Occupancy Standards and Process Hazards of the National Fire Protection Association, National Fire Codes, Volume 9 as amended, and shall be screened from view from public ways or abutting properties. No truck bodies, trailer vans or similar cargo vehicles or dumpsters, may be used for storage without a permit from the Selectmen.

107.6 LOT SIZE, DIMENSIONS, SET BACKS:

A. Lot Size: Minimum lot size for industrial use in the Industrial Zone will be 120,000 square feet.

B. Dimensions: Dimensions will be as shown in Table 1.

C. Set Back: All industrial development on a site, including parking for heavy trucks or heavy equipment, must be 500 feet from the nearest residence. Employee parking and commercial uses are allowed to within 200 feet of the nearest residence.

TABLE 1 ZONING SCHEDULE OF BULK AND COVERAGE CONTROLS FOR INDUSTRIAL ZONE, KINGSTON, NEW HAMPSHIRE		
Minimum Lot Area		120,000 sq. ft
Minimum Front Lot Width		200 ft
Minimum Lot Depth		200 ft.
Maximum Height		35 ft./ 2 ½ stories
Minimum Front Yard		60 ft.* / 125 ft.**
Minimum Side Yard		25 ft.
Minimum Rear Yard		25 ft.
Maximum Lot Coverage		70% ***
* Applies to both streets on corner. ** 125 feet from State numbered Routes. *** Includes paved parking and roads.		

107.7 RESIDENCES: No new residences may be built in the Industrial Zone. New residences may be built on house lots approved prior to enactment of this Ordinance. Replacement of existing residences will be allowed.

107.8 SEPARABILITY: If any section, provision, portion, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by any court or competent authority, such holding shall not affect, impair or invalidate any other section, clause, provision, portion or phrase of this Ordinance.