

DIVISION 7. - RESEARCH AND DEVELOPMENT OVERLAY DISTRICT REGULATIONS

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Sec. 86-385. - District established and boundaries.

There are hereby established research and development overlay districts within the city. Said districts are bounded and described as follows:

Beginning at a point at the intersection of the centerline of Interstate 195 and the Fall River/Westport boundary line; thence southerly along said boundary line to the northerly line of the South Watuppa Pond; thence westerly by the centerline of Brayton Avenue Extension, northerly line of the South Watuppa Pond to the centerline of Brayton Avenue extension; thence westerly to the centerline of Route 24; thence northerly by the centerline of Route 24 to the centerline of Interstate 195, thence easterly by the centerline of Interstate 195 to the Fall River/Westport boundary line and the point of beginning.

Beginning at a point at the intersection of the easterly line of Route 24 and the Fall River/Freetown boundary line; thence easterly by said boundary line for a distance of 4,000 feet; thence southerly for a distance of 4,200 ;pm; feet; thence westerly by a distance of 1,900 ;pm; feet to the easterly line of the Industrial Park District; thence northerly and easterly by said district to the easterly line of Route 24; thence northerly by the easterly line of Route 24 to the Fall River/Freetown line and the point of beginning.

(Ord. No. 2007-20, § 1, 9-25-2007)

Editor's note—

Ord. No. 2007-20, § 1, adopted Sep. 25, 2007, repealed § 86-385, in its entirety and enacted new provisions to read as herein set out. Prior to amendment, § 74-353 pertained to similar subject matter and derived from Ord. No. 2000-7, adopted Apr. 25, 2000.

Sec. 86-386. - Purpose.

The purposes of the establishment of the research and development overlay district are to:

- (1) Allow for greater flexibility and creativity in the development of industrial and commercial sites; and
- (2) Encourage compatible development within the entire overlay district.

(Ord. No. 2000-7, 4-25-2000)

Sec. 86-387. - Permitted uses.

The research and development overlay district shall be considered as overlaying and shall overlay all other zoning districts within its boundaries. Any uses permitted in the district, or portions thereof so overlaid, shall be permitted subject to all provisions applicable to the district as hereinafter set forth. In addition, buildings within the district may be constructed, altered, enlarged or reconstructed for one or more of the following specified single or mixed uses and uses customarily accessory to such uses:

- (1) Office of any kind;
- (2) Educational;

- (3) Manufacturing;
- (4) Assembling;
- (5) Packaging;
- (6) Industrial research and development;
- (7) Bio-technology;
- (8) Processing;
- (9) Fabrication;
- (10) Warehousing;
- (11) Wholesaling; or
- (12) Public or commercial parking lot.

(Ord. No. 2000-7, 4-25-2000)

Sec. 86-388. - District regulations.

In addition to the requirements of the overlay district, the following regulations shall apply:

- (1) There will be a minimum open space requirement of 20 percent, not including parking lots and drives located in order to maintain adequate light and air circulation, and to preserve open space.
- (2) No building or structure shall be constructed, altered, reconstructed, raised up or moved so as to contain more than 3½ stories, or so as to exceed in any part a height of 55 feet, except in the case of chimneys, ventilators, tanks, bulkheads, and other accessory features required above roofs, and also in the case of towers, spires, domes and ornamental features of churches and other nonresidential buildings.
- (3) No building shall be constructed, enlarged, or reconstructed within 30 feet of any street line and at least 20 feet from any side or rear lot line.
- (4) Banks, restaurants, and service and retail uses shall be permitted but shall be limited to an area which is five percent of the gross floor space, or 1,000 square feet, whichever is less, unless otherwise permitted by the board of appeals under the provisions of article 2, division 2 of this chapter.
- (5) In the overlay district, the maximum number of residential units shall be limited to five units.
- (6) In the overlay district the following regulations shall apply:
 - a. Minimum lot frontage: 100 feet; and
 - b. Minimum lot area: 10,000 square feet.
- (7) No business activities shall be carried on in the overlay district that are injurious, obnoxious or offensive to the neighborhood by reason of noise, vibration, smoke, cinders, odor, gas, fumes, dust, chemical, radio frequencies, explosive, and hazardous materials or other objectionable features.
- (8) Adequate provision is made for the off street parking provision of all vehicles including those of employers, employees, and visitors.
- (9) All the provisions of section 86-391 for site plan review shall apply.

(Ord. No. 2000-7, 4-25-2000; Ord. No. 2007-20, § 2, 9-25-2007)

Sec. 86-389. - Special permits.

Subject to the restrictions of this section as herein before and herein after set forth, the provisions of [section 86-55](#) with respect to special permits shall apply. In a specific case the board of appeals shall, after a public hearing, grant a permit for the following uses unless in the opinion of the board, such use would be detrimental to the research and development overlay district and would not be in the best interest of the city.

- (1) To locate a display sign in a location or of a type different from those allowed in the underlying district.
- (2) To waive the dimensional requirements of the overlay district or the underlying district.

(Ord. No. 2000-7, 4-25-2000)

Secs. 86-390—86-400. - Reserved.