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Secs. 86-374 – 86-384. [Reserved.]

**Division 6. Research and Development Overlay District Regulations.**

**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 3125 +/- feet; thence southeasterly along the southeasterly property line of assessor map W-19 lot 185 approximately 1051.77 feet; thence southerly along the easterly property line of assessor map W-19 lot 185 approximately 2893 feet to a point on the northerly property line of assessor map W-19 lot 4; thence easterly along the northerly property line of assessor map W-19 lot 4 approximately 100 feet; thence turning 90 degrees +/- southerly to a point on the southerly property line of assessor map W-19 lot 4 approximately 635 feet; thence westerly along the southerly property line of assessor map W-19 lot 4 approximately 1925 +/- feet to a point on the center line of Riggerbach Road; thence southerly along the centerline of Riggerbach Road to a point at the centerline intersection of Riggerbach Road and Wilson road approximately 5500 +/- feet; thence westerly by the centerline of Wilson road approximately 520 +/- feet to the westerly boundary line of assessor map Z-3 lot 11; thence northerly along the westerly boundary line of assessor map Z-3 lots 11 & 62 approximately 705 +/- feet; thence westerly along the northerly property line of assessor map Z-4 lots 20,21 & 22 approximately 776 +/- feet; thence southerly along the westerly boundary line of assessor map Z-4 lot 20 approximately 56 +/- feet; thence westerly along the northerly property line of assessor map Z-4 lots 19 & 58 approximately 1786 +/- feet; thence southwestery along the westerly boundary line of assessor map Z-4 lot 58 approximately 403 +/- feet; thence westerly by a northerly boundary line of assessor map Z-4 lot 58 to easterly line of Route 24; thence northerly by the easterly line of Route 24 to the southerly property line of assessor map Z-5 lot 17; thence easterly along the southern property line of assessor map Z-5 lot 17 approximately 413 +/- feet; thence northerly by the easterly property line of assessor map Z-5 lot 15 approximately 413 +/- feet; thence northerly by the easterly line of Route 24 approximately 135 +/- feet; thence easterly by the property line of assessor map Z-5 lot 16 approximately 452 +/- feet; thence northerly by the easterly line of assessor map Z-5 lot 16 approximately 313 +/- feet; thence westerly by the northerly property line of assessor map Z-5 lot 16 approximately 110 +/-

feet; thence northerly by the easterly line of Route 24 to the Fall River/Freetown line and the point of beginning. This description circumscribes assessor map Z-3 lot 35 (Landfill), hereby excluding said assessor lot from the Research and Development Overlay District "RDOD".

**Sec. 86-386. Purpose.**

The purposes of the establishment of Research and Development Overlay Districts 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.** [See Sec. 86-36 table of uses]

Research and Development Overlay Districts shall be considered as overlaying and shall overlay all other zoning districts within their boundaries. Any uses permitted in these districts, or portions thereof so overlaid, shall be permitted subject to all provisions applicable to the district as hereinafter set forth.

**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. Retail uses shall be permitted but shall be limited to an area of five thousand (5,000) square feet, unless otherwise permitted by the Zoning Board of Appeals.
3. In the overlay district the following regulations shall apply:
  - a. Minimum lot frontage: 100 feet; and
  - b. Minimum lot area: 10,000 square feet.
4. Adequate provision is made for the off street parking provision of all vehicles including those of employers, employees, and visitors.

**Sec. 86-389. Special Permits.**

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)