

§ 220-8.8. Industrial-Commercial Overlay District

A. Intent and applicability.

- (1) The intent of § 220-8.8, Industrial-Commercial Overlay District (ICOD), is to provide options and design flexibility and efficiency in the siting of development in areas suitable for industrial and commercial uses, services and infrastructure; while conserving open space on site in the ICOD; provide for a diversity of lot sizes, and building densities; and to allow the integration with abutting lands whose uses include recreational, retail, service, commercial, industrial and residential uses.
- (2) Industrial Commercial Overlay Districts (ICODs) are created on the Zoning Map by Town Meeting vote, just as for any zoning amendment, except that they overlay rather than replace the underlying zoning districts being overlaid. Applicants for development within the overlay district may choose between following the existing provisions of the district(s) underlying the ICOD or to seek site plan approval under the ICOD zoning and upon its approval to follow the ICOD requirements set forth below.

B. Basic use requirements.

- (1) Development under ICOD provisions requires site plan approval by the Planning Board for the Premises involved.
- (2) A site plan seeking approval under the ICOD may apply to more than a single lot or parcel so long as the lots and parcels are contiguous and either in the same ownership or the application is jointly submitted by owners of each lot or parcel that is included.
- (3) Any use allowed by right or allowable by special permit in the Enterprise zoning district shall also be allowed at any location within the ICOD and subject to the requirements of the ICOD, including within underlying districts where such use is not otherwise allowed, with the following exceptions:
 - (a) A Class II automobile sales & service facility is expressly prohibited in the ICOD.
- (4) Not less than 5% of the ICOD Plan area disturbed by development shall be devoted to pedestrian walks or plazas and landscaping. Not Less than 20% of the ICOD Plan shall be devoted to Open Space.

C. Design requirements.

- (1) The applicant must reasonably demonstrate to the satisfaction of the

Planning Board that the amount and types of development, and the travel demand management efforts such as car-pooling and public transportation opportunities proposed for the ICOD Plan, will result in a reasonably acceptable level of traffic on existing area roadways and will not overburden said roadways as substantiated by a Traffic Impact study for the development. Where able, developer will work the Planning board to encourage the use of carpooling and public transportation within the development.

- Building heights in the ICOD shall not exceed, 50 feet in height.

- (2) Yard dimensions. The yard dimension requirements that apply in the Enterprise Zone shall apply in the ICOD, except for the following:
 - (a) No portion of a building shall be located closer than 100 feet from the property line where abutting residential zoned land.
 - (b) Where a proposed building is to be located within 300 feet of a residential dwelling located on an abutting parcel, a landscape berm 10'-12' high will be constructed within the 100-foot buffer per (a) above. The landscape berm will be planted with 8'-10' evergreen trees so as to screen the proposed structure from the residential homes abutting said building site.
- (3) Other dimensional standards shall as provided as those stated inclusive of Article IV, Dimensional Regulations, and may include measures not otherwise used under Lancaster zoning, such as limits on the allowed ratio of gross floor area to lot area ("floor area ratio" or "FAR").
- (4) Parking.
 - (a) The number of parking spaces for each use shall be as required by § 220-23, Minimum number of spaces, or as may be modified by special permit under that section.

D. Procedures.

- (1) Parties seeking approval of a site plan under the ICOD zoning are urged to work with the Planning Board in developing their proposal in order to assure a well-informed process, and similarly to arrange for a dialog with those residents abutting the premises.
- (2) Review of applications for any related special permits for which the

Planning Board is the special permit granting authority may be consolidated into the proposed site plan application under the ICOD approval process, while being voted upon, each separately.

- (3) All site plan applications for approval under the ICOD zoning shall contain at least the following:
 - (a) Special provisions proposed, including grants of benefits to the Town such as land for public purposes, construction of or contributions towards off-site improvements shall be documented in a memorandum of agreement/understanding with the Town through the Select Board.
 - (b) A full traffic impact analysis for the proposed site plan.
- (4) An ICOD Report shall be provided by the applicants engineer to the Town Clerk and the Planning Board no later than the date on which the filing for site plan approval from the Planning Board for site plan approval permit under the ICOD zoning, with number of copies and distribution as may be provided in regulations adopted by the Planning Board for administration of these provisions and shall be reviewed at that public hearing. The Planning Board shall approve such permit based upon these considerations:
 - (a) The consistency of the ICOD Report with the intent and requirements of § 220-8.8.
 - (b) The consistency of the ICOD site plan application with the purposes stated at § 220-1 of the Lancaster Zoning Bylaw.
 - (c) The completeness and technical soundness of the ICOD Report.
 - (d) The degree of assurance that there will be compatibility of building design and siting as required under the Enterprise zoning district through the selection of building materials and colors, building scale and massing, fenestration, roof forms, and signage design.