



**Planning & Development**  
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**Memo**

Date: January 8, 2019

To: Board of Selectmen

From: Planning & Code Enforcement Offices

Re: Ordinance Change Proposal – Allow accessory business retail use in the Light Industrial District

Proposal: Add Incidental Business Retail definition to the Land Use Ordinance

Reasons:

Several permitted uses in the Light Industrial zone would benefit by the allowance of limited retail sales at their manufacturing or service use businesses. The following ordinance changes would allow accessory retail business use in the Light Industrial zone.

Proposed Ordinance Changes:

§145-10. Definitions.

**BUSINESS, RETAIL – INCIDENTAL**

On-site retail activity that is incidental and subordinate to the permitted use (e.g. a hairdresser selling hair product to a client, retail area for goods manufactured on the premises, a contractor selling a fence or equipment).

§145-28. Light Industrial District.

D. Accessory uses. Accessory uses are permitted when they are clearly incidental to the permitted use; subordinate, individually and in the aggregate, to the permitted use; and located on the same lot as the permitted use being served. ~~Home-businesses, as regulated in § 145-51, are permitted as accessory uses.~~ Limited Incidental Business Retail (600 square feet or 20% of the total gross floor area, whichever is less) is permitted with site plan approval and as defined in §145-10.