

CITY OF LAWRENCE
DOC. 242/2012

Be it ordained by the City Council of the City of Lawrence that the Revised Ordinances of the City of Lawrence are hereby further amended by **DELETING** Section 29-19 (A) of the Municipal Code (Planned Industrial Overlay District.):

Sec. 29-19 (A) Planned Industrial Overlay District. *[amended 7/16/96]

(1) Statement of Purpose.

The purpose of the Planned Industrial Overlay District is to control and design the development, renovation and redevelopment of Planned Industrial Developments. For the purposes of this ordinance, the term Planned Industrial Development shall mean a parcel or parcels of land of not less than ten (10) acres within the PIO District, consisting of one or more lots (whether or not contiguous to each other) on which is located or proposed to be located one or more buildings, which may include either connected buildings or free standing buildings, containing a total of not less than five hundred (500,000) square feet of gross floor area, under common or separate ownership, which buildings are used for industrial and manufacturing purposes with storage, office, and retail and service uses accessory thereto, all under integrated management, and with respect to which the owner or owners of all such lots file with the City Clerk and the Planning Board an instrument in which all such owners agree that all such lots shall be subject to the provisions of this Ordinance applicable to a Planned Industrial Development. After establishment of a planned Industrial Development, additional lots may be added to an establishment of a Planned Industrial Development by such filing with the City Clerk and the Planning Board, so long as such additional lots are located within the PIO District.

The PIO District permits the development of a Planned Industrial Development subject to specific regulations in this Section and regulations in other sections that are not inconsistent with the provisions of this Section.

(2) Planned Industrial Overlay District Boundaries

- (a) The boundary of the PIO District is shown on the Zoning Map, which map is hereby incorporated and made a part of this Ordinance.
- (b) The PIO District overlays a portion of other Districts so that the land lying in the PIO District shall also lie in such other Districts in which it is otherwise classified by this ordinance.

(3) Existing Regulations

- (a) The regulations of this section shall apply only to a Planned Industrial Development, and not to any other use that is allowed or permitted in the underlying zoning district.
- (b) Except for the provisions of this Section 29-19 (A), the provisions of Article V of this Ordinance, Dimensional and Parking Regulations, which are applicable to the underlying zoning district shall not apply with the PIO District, but shall be entirely superseded by the provisions of this Section. To the extent that the provisions of this Section are in conflict with or are inconsistent with any other provisions of the Ordinance, the provisions of this Section shall govern and prevail with respect to a Planned Industrial Development.

(4) Development Regulations

(a) A Planned Industrial Development may consist of more than a single building lot, and in such event the requirements of this Ordinance shall not be applied to individual lots, but shall be applied to the lots within the Planned Industrial Development as if such lots were a single lot notwithstanding the fact that the lots within the Planned Industrial Development may be in different ownership. More than one building may be located on a single lot within the Planned Industrial Development.

(b) In the case of a Planned Industrial Development in the City of Lawrence which is under integrated management with abutting land in an adjacent municipality or municipalities, the land in the adjacent municipality or municipalities shall be included for purposes of determining compliance of the Planned Industrial Development in the City of Lawrence with the provisions of this Ordinance.

(c) The Planned Industrial Development may be developed in phases and may be developed and occupied under one or more building permits, occupancy permits and site plan approvals.

(d) The following dimensional controls and parking and loading regulations shall govern a Planned Industrial Development.

Minimum Yard Setback:

Front	0 feet
Side and Rear	0 feet
Minimum Number of Off-Street Parking Spaces	1 space per 2,000 s.f. ¹
Minimum Number of Loading Bays	Adequate

¹Square feet of gross floor area defined as follows: the sum of the areas of horizontal section through each story of all parts of the building measured from the outer faces of the walls, excluding basement areas of whose interior height more than half is below finished grade, and excluding enclosed garages.

(e) Construction, including parking facilities, within the Planned Industrial Development shall be subject to Site plan Approval by the Planning Board according to, and to the extent required by Article VIII of this Ordinance prior to the applying for building permits on such project.

(f) Signage in a Planned Industrial Development shall be governed by the provisions of Article VI of this Ordinance with respect to signs in industrial districts, regardless of the underlying zoning district in which all or any portion of such Planned Industrial Development is located.

Attest: William J. Maloney, City Clerk

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