

**SECTION 7                    INDUSTRIAL, PROFESSIONAL OFFICE PARK, AND  
GENERAL BUSINESS (I-POP-GB) DISTRICT**

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**7.1      GENERAL REQUIREMENTS**

In the Industrial, Professional Office Park, and General Business (I-POP-GB) District the existing uses of land and buildings shall not be changed, altered, or enlarged, and no new uses of land or construction of new buildings will be permitted except in conformance with the provisions of Section 7 of this By-Law.

- 7.1.1**      Landscaped buffer strips shall be provided as required in Section 7.4 and shall conform to the requirements of Section 10.2, and their proper maintenance shall be assured.
- 7.1.2**      Entrance driveways and vehicular movement shall be designed to lessen congestion in the streets, with due regard to driveways to other properties and to safe pedestrian travel.
- 7.1.3**      Off-street parking and truck unloading shall conform to the requirements of Section 11 of the Zoning By-Law.
- 7.1.4**      Signage shall conform to the requirements of Section 12 of the Zoning By-Law.
- 7.1.5**      Where a landscaped buffer strip does not limit to the premises the light source of all exterior lighting then such lighting shall be so shaded that the source of light shall not be visible off the premises.
- 7.1.6**      All public improvements and new public streets shall be provided under the applicable Rules and Regulations Governing the Subdivision of Land of the Town.
- 7.1.7**      Subject to site plan approval by the Planning Board, it may be permissible for adjacent property owners to use a common entrance in order to minimize curb cuts.

## **7.2 GENERAL PERFORMANCE STANDARDS**

The following standards of performance and use shall apply in the I-POP-GB District.

- 7.2.1** Where an industrial use is located beyond the service area of public water supply, adequate provision for fire protection in the judgment of the Fire Chief of Wilbraham shall be made.
- 7.2.2** The storage of flammable or explosive materials shall be in a manner approved by the Fire Chief of Wilbraham, who may require any precautionary measures necessary in his judgment to eliminate serious exposure hazards to life and property.
- 7.2.3** The use shall emit no offensive odors perceptible at any property line of the lot on which the operation is located, and shall emit no noxious, toxic, or corrosive fumes or gases.
- 7.2.4** The use shall not exhaust or waste into the air dust created by an industrial operation in excess of one cubic centimeter of settled matter per cubic meter of air, or produce heat or glare perceptible from any property line of the lot on which the operation is located for a period exceeding three continuous minutes.
- 7.2.5** Industrial and exterior lighting shall not produce glare on public highways or neighboring property, or conflict with any traffic signals.
- 7.2.6** Smoke or other air contaminant shall not be discharged into the atmosphere from any single source of emission for a period or periods aggregating more than three minutes in any one hour, which is as dark or darker in shade than as designated as No. 2 on the Ringelman Chart, as published by the United States Bureau of Mines, or which is of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke designated as No. 2 on the Ringelman Chart.
- 7.2.7** The use shall be operated in conformance with the following performance standards governing noise. Between the hours from 7 p.m. Friday and 7 a.m. the following Monday, and between the hours of 7 p.m. and 7 a.m. on other days, no sound pressure level shall exceed the decibel levels in the designated octave bands shown below. Sound levels shall be measured at the zone boundary lines within which the subject use is located, and with a sound level meter and associated octave band filter manufactured in accordance with the American Standards Association. Measurements shall be made using the flat network of sound level meter.

[refer to chart on following page]

<b>PERFORMANCE STANDARDS PLANNED DEVELOPMENT ZONES - INDUSTRY</b>		
<b>Maximum Permitted Sounds Levels</b>		
<u>OCTAVE BAND</u> (cycles per second)	<u>ABUTTING RESIDENCE ZONES</u> (decibels)	<u>ABUTTING OTHER ZONES</u> (decibels)
75	72	79
75-150	67	74
150-300	59	66
300-600	52	59
600-1200	46	53
1200-2400	40	47
2400-4800	34	41
Above 4800	32	39

**7.2.7.1** The Chief of Police of Wilbraham may issue permits for exceptions to this noise requirement as to hours and days.

**7.3 PERMITTED USES**

Refer to Section 3 Use Regulations.

**7.4 DIMENSIONAL REGULATIONS**

In Industrial Districts no land shall be used and no building shall be constructed or altered except in conformance with the following schedule:

<b>MINIMUM LOT AREA</b>	40,000 square feet
<b>MINIMUM LOT FRONTAGE</b>	150 feet
<b>MINIMUM FRONT YARD</b>	60 feet (see 7.4.1)
<b>MINIMUM SIDE YARD</b>	30 feet (see 7.4.2)
<b>MINIMUM REAR YARD</b>	50 feet (see 7.4.2)
<b>MAXIMUM BUILDING COVERAGE</b>	25 percent
<b>MAXIMUM BUILDING HEIGHT</b>	3 stories
<b>MAXIMUM BUILDING HEIGHT</b>	40 feet

- 7.4.1 The required front yard shall contain a landscaped buffer strip as described in Section 10.2 which shall be no less than ten (10) feet in width. The remaining part of the front yard may be used for off street parking.
- 7.4.2 Side and rear yards abutting a residential district shall contain a landscaped buffer strip as described in Section 10.2 which shall be no less than twenty (20) feet wide.

## 7.5 PROFESSIONAL OFFICE PARK REGULATIONS

Professional Office Parks are allowed when authorized by a special permit subject to the following restrictions:

- 7.5.1 Subject to all of the applicable general findings required in Section 13.6.5.
- 7.5.2 Professional offices shall include but not be limited to the following: offices of accountants, architects, brokers/market analysts, chiropractors, dentists, doctors, engineers, lawyers, photographers, planners/landscape architects, real estate agents, travel consultants, insurance agents, banks and governmental agencies.
- 7.5.3\* Notwithstanding the provisions of Section 7.4 of the Zoning By-Law, no special permit shall be issued unless said lot has a minimum lot frontage of two hundred (200) feet and a minimum lot area of sixty thousand (60,000) square feet.
- 7.5.4 The minimum size building permitted shall consist of at least four thousand (4,000) square feet of ground floor area.
- 7.5.5 Open air surface parking shall be provided on the basis of one (1) space per two hundred (200) square feet of building floor area exclusive of basements, stairs, garages, and area used solely for utility and storage purposes.
- 7.5.6 A minimum of five (5) percent of the total parking and circulation area shall be landscaped open space. Said landscaped open space shall provide:
  - A. A minimum of two (2) shade trees or four (4) shrubs, or a combination thereof, per ten (10) parking spaces or fraction thereof. Such trees shall be a minimum of one and one-half (1 1/2) to two (2) inches in diameter at the time of planting. Such shrubs shall be from eighteen (18) to twenty-four (24) inches in diameter and/or height at the time of planting. In no case shall less than two (2) trees and four (4) shrubs be provided.
  - B. Landscaped areas shall be placed so they are not contiguous to the edge of the parking lot.
  - C. Landscaped areas shall be in addition to the front, rear, and side yard setbacks required by this Zoning By-Law.

**7.5.7** Signs shall conform to Section 12 of the Zoning By-Law.

**7.5.7.1\*** Notwithstanding the provisions of Section 12.7 of the Zoning By-Law, the total area of a sign or signs affixed to a building shall not exceed three (3) percent of the total area of the building wall on which the sign or signs are mounted. The total area of a free-standing sign shall not exceed forty (40) square feet. A free-standing sign shall not exceed fifteen (15) feet in height.

**7.5.7.2\*** Notwithstanding the provisions of Section 12.7 of the Zoning By-Law, not more than one (1) free-standing sign is allowed for each two hundred (200) feet of frontage regardless of the number of tenants or occupants of the property.