



# Planned Industrial Development District

## Permitted Uses

In a Planned Industrial Development District (PID) the following uses are permitted when contained within an enclosed building:

- |   |   |
|---|---|
| • Accessory Building                              | • Library   |
| • Accessory Use                                   | • Light Industrial/Light Manufacturing                                    |
| • Adult Day Care Facility                         | • Museum  |
| • Animal hospital, Veterinary Clinic              | • Nursery/Greenhouse - SU   |
| • Art Gallery                                     | • Office: Business  |
| • Bar (Excluding Adult Entertainment)             | • Office: Medical   |
| • Child Day Care Center                           | • Park  |
| • Child Day Care: Nursery School                  | • Place of Worship  |
| • Dwelling: State Licensed Nursing Home           | • Printing Service  |
| • Education: College/University                   | • Public Utility - SU   |
| • Education: Trade/Business School                | • Rail Transportation - SU  |
| • Farm Produce Seasonal Roadside Stand            | • Restaurant  |
| • Farmers' Market                                 | • Self-Storage Facility   |
| • Food Processing Plant - SU                      | • Telecommunications Antenna - SU   |
| • Freight/Trucking Terminal - SU                  | • Warehouse   |
| • Government Office/Municipal Building            | • Water Recreation/Watercraft Sales, Rental and Repair/Marina/Boat Launch |
| • Gym/Fitness Center/Health Club/Community Center | • Wind Energy System (noncommercial) - SU                                 |
| • Healthcare Research Facility                    | • Woodworking Shop  |

## Area, yard, coverage, height and supplementary regulations

Dimension	Requirement
Lot area minimum	45,000 square feet
Lot frontage minimum	150 feet
Lot depth minimum	250 feet
Front yard minimum	40 feet
Rear yard minimum	25 feet, or 100 feet abutting residential districts
Side yard minimum	25 feet, or 100 feet abutting residential districts
Coverage maximum	40%
Building height maximum	2 stories or 50 feet, whichever is less
Driveway Location	Minimum 100 feet from intersection and minimum 100 feet apart



## ***Planned Industrial Development District***

### **Special permit uses**

- A. Refer to Chapter 170, Article IV, Section 170-8 of the Code of the Village of Newark, the Schedule of Permitted Land Uses, for other uses permitted with a Special Use Permit.
- B. Other uses not specifically listed in **§ 170-8** Village of Newark Schedule of Permitted Land Uses, but deemed by the Zoning Board of Appeals to be similar in nature and compatible with the purposes of the PID Planned Industrial Development District. Once a use has been deemed similar in nature and compatible with the purposes of the district, special permit criteria shall be reviewed and a special permit issued, if approved. NOTE: In a PID Planned Industrial Development District, adult entertainment shall not be a permitted use.
- C. Refer to Chapter 170, Article XVI, Sections 170-98 through 170-103 of the Code of the Village of Newark.

### **§ 170-40.4 Parking**

- A. Refer to Chapter 170, Article XIV of the Code of the Village of Newark.