

## D-5 BUSINESS AND INDUSTRY DISTRICT (Rte. 104 & Gerrity Area)

**General Purpose.** The Business and Industry District established by the Ordinance is designed to promote and protect the health, safety, morals, convenience, order, prosperity and other aspects of the general welfare of the Town of Meredith.

After careful study of the need for future economic expansion of light industrial, distributive and related activities in the Meredith Master Plan, the Town of Meredith has established two business and industry zones which have good highway or rail access and proximity to town services, suitable sites and which are close enough for easy commuting. Since there is a scarcity of appropriate locations for industrial growth in Meredith and the region, it is important that these areas be reserved for light industrial growth by prohibiting the use of these areas for residential and most commercial purposes.

Appropriate locations for residential and small and medium scale commercial growth have been provided in other areas. Large scale commercial office buildings (such as corporation headquarters or a large insurance company) which are compatible with industrial uses shall be allowed in the Business and Industry Zone. Heavy industry and industry which creates an objectionable amount of pollution and other detrimental effects shall not be permitted in this zone.

It is intended that the separation of industrial uses from residential and commercial uses will promote a more desirable land use pattern, protect industries from the influences of other land uses, provide suitable space needs for industrial location and expansion, promote stability of industrial and related development and strengthen and protect the Town's net tax base.

### A. Business & Light Industry District - Permitted Uses and Special Exceptions (Any use not listed here is prohibited.)

#### Permitted Uses

1. Light Mfg., Research, Testing
2. Packaging and Processing
3. Commercial Printing
4. Warehouses, Wholesale Marketing
5. Product Assembly
6. Accessory Salesrooms, Storage
7. Accessory Buildings
8. Lumber Yards (storage and/or sales)
9. Financial, Business & Govt. Offices  
(over 5,000 g.f.a.)
10. Water Supply Uses
11. Utility
12. Conservation Uses
13. Trucking Terminals
14. Essential Services
15. Firewood Processing (13 Mar 01)

#### Special Exceptions

1. Building Trade or Repair Shop
2. Equipment & Truck Repair Facilities
3. Parking Facility
4. Radio or TV Tower
5. Kindergarten, Day Nursery
6. Restaurant
7. Essential Services Buildings
8. Private Ambulance Service
9. Commercial Child Care Facility  
(10 Mar 92)

**B. Business and Light Industry, District Conditions and Restrictions**

**Minimum Standards - with Class 1, 2 & 3 Utilities\***

Minimum Area Required	1 acre
Width	150 feet
Min. Area per Dwelling (net density)	1 acre
Front Setback	30 feet
Side Setback	25 feet
Rear Setback	25 feet
Maximum Height	45 feet (12 Mar 91)

A natural or landscaped buffer zone of 50 feet from the right-of-way line of Route 104 for the purposes of visual screening subject to Site Plan Review shall be required in addition to the regularly required building setback.

\*Refer to Article V, Section D, Soils and Slopes Table.

# Financials and Additional Details

Annual Income	_____	Annual Expenses	_____
Net Operating Income	_____	Loss Factor %	_____
Investment Information Y/N	_____	Sub Property Type 1	_____
Topography	_____	Sub Property Type 2	_____
Show Price Y/N	Yes	Vacancy	575-00
Tax Expenses	_____	Management Expenses	_____
Insurance Expenses	_____	CAM	_____

## Coded Features

### AUCTION INFO

Absolute Auction	Available Prior Viewing	Buyer Inspection Allowed	Buyer Premium	Buyer Reg Required	Minimum Bid
Reserve Auction	Sold As Is				

### BASEMENT

Climate Controlled	Concrete Floor	Crawlspace	Dirt Floor	Frost Wall	Full	Locked Storage Space	None	Other
Partially Finished	Roughed In	Storage Space						

### BUILDING CERTIFICATIONS

Energy Star Cert. Home	HERS Rated	LEED for Homes-Certified	LEED for Homes-Gold	LEED for Homes-Platinum	LEED for Homes-Silver	Ntl Grn Bld Stand-Bronze	Ntl Grn Bld Stand-Gold	Ntl Grn Bld Stand-Silver	Ntl Grn Bld Stnd-Emerald
Other	VT Bids Greener Certified								

### CONSTRUCTION

Aluminum	Concrete Tilt Up	Energy Star Rating	Insulated Concrete Forms	LEEDS	Masonry	Metal	Modular	Modular
Prefab	Other							
Steel Frame	Stick Built Off Site	Timberframe	Wood Frame					

### DISABILITY FEATURES

3 ft Doors	Access. Parking	Access. Restroom(s)	Bathrm w/5 ft Diameter	Easy Grip Door Hardware	Grab Bars in Bathroom
Hard Surface Flooring	Kitchenette 5 ft Diameter	Low Pressure Door Opening	Low-Pile Carpeting		
Multi-Lvl Bus. w/Elevator	No Stairs From Prkg	One Level Business	Paved Parking	Zero-Step Entry/Ramp	

### EXTERIOR

Aluminum	Block	Brick	Brick Veneer	Combinations	Composition	Concrete	Glass	Hardwood	Metal
Metal Clad	Other	Stucco	Vinyl Siding	Wood / Wood Siding					

### FINANCING

Assumable	Cash Only	Conventional	Other	Possible Owner Finance	Short Sale
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### FLOORS

Carpeted	Combinations	Concrete	Hardwood	Other	Tile/Brick	Vinyl	Wood
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### FOUNDATION

Block	Brick	Concrete Slab	Field Stone	Insulated Concrete Forms	None	Other	Pier/Column	Poured Concrete
Slab W/FrstWall								

### FUEL

Coal	Electric	Heat Included	Kerosene	Multi Fuel	Natural Gas	Oil	Other	Pellet	Propane	Solar	Wood
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### HEATING/COOLING

Air Conditioning Unit	Baseboard	Blowers	Central AC	Forced	Geothermal	Gravity	Heat Included	Heat Pump	Hot Air
Hot Water	Multi-Zone	Other	Radiant	Steam	Wood Boiler				

### LOCATION

Alternative Lots Avail.	Alternative Styles Avail.	Central Business District	Corner Lot	Industrial Park	Interior Lot
Neighborhood	Office Park	Other	Rural		
Shopping Mall	Suburban				

### MISC

Additional Outbuildings	ESA Available	Fenced	Fire System	Freight Elevator	Furniture Included	Inventory Included
Living Space Available	Other	Passenger Elevator				
Phone System	Public Restrooms	Security System	Showers	Smoke/Heat Detectors	Stair Escalator	

### PARKING

1-10 Spaces	11-20 Spaces	21+ Spaces	Assigned	Garage	Leased	No Parking	Off Site	On Site	Other
Paid	Paved	Reserved	Unassigned	Under Cover	Unpaid	Unpaved			

### ROOF

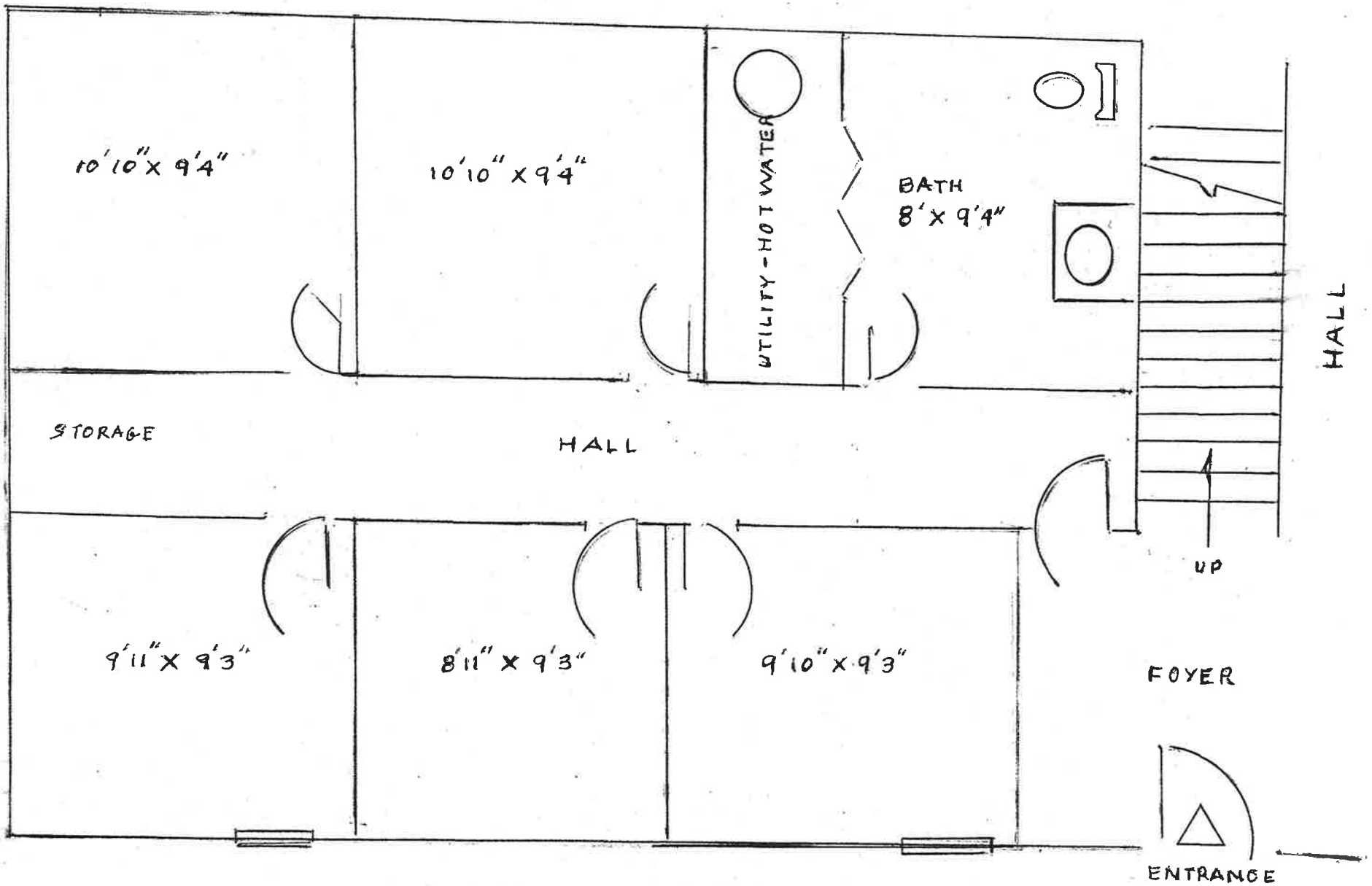
Asphalt Shingle	Membrane	Metal	Other	Shingle	Slate	Tar/Gravel	Wood
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### SALE INCLUDES

Additional Buildings	Building Only	Business Only	Equipment	Inventory	Land Only	Land/Building	Land/Building
/Business	Other	LEASE					

### TRANSPORT/ACCESS

City Street	Deepwater Access	Major Road Access	Near Airport	Other	Paved Road	Public Transportation	Rail Available
Rail Spur Siding	State Highway						
Town Highway	Unpaved Road						



WINONA CROSSING

3 WINONA ROAD

SCALE  $\frac{1}{4}'' = 1'0''$

Left Front