

Article 3.S:

PHIP-O, Pinewood Heights Industrial Park Overlay District

Article 3.S:**PHIP-O, Pinewood Heights Industrial Park Overlay District****A. Purpose and Intent:**

The Pinewood Heights Industrial Park Overlay District is established to provide specific guidance on the redevelopment of the Pinewood Heights subdivision in the Town of Smithfield.

B. Bulk Regulations:

1. Maximum Building Height:
 - a. 50 feet
2. Setbacks:
 - a. Front: 15 feet
 - b. Side: 10 feet
 - c. Rear: 10 feet
 - d. Accessory Structures: 5 feet
3. Lot Size:
 - a. Not regulated
4. Floor area ratio and building area coverage:
 - a. Not regulated

C. Permitted Uses and General Development Requirements:

1. All uses allowed by the underlying zoning district of Light Industrial (I-1) are permissible, whether by-right or through obtaining a special use permit. Prohibited uses are not permitted in the Overlay without successfully obtaining a Special Use Permit. Shipping containers require a special use permit.
2. Outdoor storage shall be permitted by-right as an accessory or primary use, provided that it meets the following criteria:
 - a. All outdoor storage must be screened from view from the right-of-way by a screening mechanism.
3. Fences:
 - a. Fences may be located in front, side, and rear yards regardless of whether it is a corner lot.
 - b. All fencing must be maintained and repaired if damaged.
 - c. Safety and security may supersede height regulations.
4. Accessory Structures:
 - a. Accessory structures may be located in side, and rear yards.
 - b. Accessory structures cannot exceed the maximum building height.
 - c. Accessory structures may exceed 20% of the rear yard.
 - d. Accessory structures are permitted without a primary building.

5. Required open space is 10% of the lot area.
6. Curb and gutter are not required and pavement of 6 inches of crushed stone is appropriate for parking and drive aisles.
7. Curb cuts shall be approved on a case-by-case basis by the Zoning Administrator.
8. Parking and loading spaces can be located in front yards.
9. The Planning Commission may waive any of the following regulations through a Planning Commission Waiver:
 - a. Planning Commission waiver for satellites dish antennas, satellite receiving dishes, or similar structures that do not comply with Article 2.P.13.
 - b. Planning Commission waiver for telecommunication towers that do not comply with Article 2.S.
 - c. Planning Commission waiver for tree canopy, screening, buffers, and landscaping that does not comply with Article 9.
 - d. Planning Commission waiver for required parking minimums and maximums and loading spaces that do not comply with Article 8.
 - e. Planning Commission waiver for signage that does not comply with Article 10.K.5.
 - f. Planning Commission waiver for accessory structures in front yards.