

**ARTICLE 9     DISTRICT OF COMMERCIAL AND INDUSTRIAL USE (Adopted  
03/10/1987, Amended 03/09/2004)**

These regulations and restrictions are to provide for the orderly development and expansion of industrial and commercial businesses. Any authorized commercial or industrial use of land may continue in its present use, provided that it does not create conditions hazardous to public health or safety, and providing said use was permitted by a special exception to the zoning ordinance in place prior to the time the use began on the property or predates the zoning ordinance. Those residential and agricultural uses allowed in Chapter II Article 8, District of Residential and Agricultural Use are allowed in this District.

**ARTICLE 9.1   SPECIFICATIONS OF THIS DISTRICT**

**A.     DESCRIPTION AND PURPOSE**

The CI-1 District is established as a zone in which the principal uses of land is for commercial and industrial purposes, including service activities which normally would be considered supportive to business. The Building Inspector shall issue a permit only after approval of a site plan by the Planning Board after a formal public hearing about which the abutters have been notified, pursuant to Chapter IV, Site Plan Review Regulations for the Town of Kensington.

**B.     USES PERMITTED**

1.     Service and professional businesses, including retail shops, stores, personal service shops, research and development businesses and engineering services.
2.     Inns, guest houses, boarding houses, and other establishments serving food and beverages.
3.     Funeral homes and mortuaries.
4.     Freight depots and terminals.
5.     Automotive, truck, and bus repair shops, provided that there shall be no storage of motor vehicles, appliances and equipment on the premises other than those in process of repair or awaiting delivery or in an enclosed structure or required in the operation of the garages or repair shops. There shall be no sale of gasoline and related fuels in this district.
6.     Light Industry, providing that they shall not cause injurious or obnoxious noise, vibration, smoke, gas fumes, odor, dust, light, radiation, fire hazard, or other objectionable conditions.

7. Storage -- All materials, supplies and equipment except that which is offered for sale on the premises, shall be screened from view from public ways or abutting properties.
8. Signs permitted after Site Plan Review by the Planning Board and providing: