

NEWMARKET

LAND USE TABLE UPDATE PROCESS
BUSINESS ADVISORY GROUP

WORKING SESSION #1



11 SEP 2013
BOSTON REDEVELOPMENT AUTHORITY



SEPTEMBER 11, 2013
BUSINESS ADVISORY GROUP
WORKING SESSION AGENDA

NEWMARKET

LAND USE TABLE UPDATE PROCESS

- Study purpose, boundary, phasing & end products
 - Summary of existing conditions & character
 - Preliminary goals & objectives prioritization exercise
-

STUDY PURPOSE, BOUNDARY, PHASING & END PRODUCTS



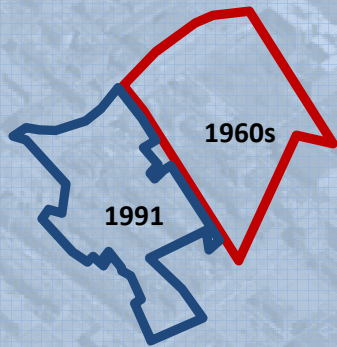
- update existing land use regulations
- ease permitting
- promote industrial uses & jobs
- retain & support
 - existing industrial uses
 - compatible non-industrial uses
- build district identity
 - perimeter wayfinding signage
 - boundary graphic

need clear, cohesive, business-friendly permitting

STUDY PURPOSE, BOUNDARY, PHASING & END PRODUCTS

- promote/preserve core
- < restrictive on core uses
- > restrictive w/ incompatible
 - residential
 - large retail/office/mixed
- avoid future conflicts

outdated uses, not user friendly, not comparable current use tables, discourages new businesses



NO.	USE ITEM	District										
		S	R	H	L	B	M	I	W	MER		
	platform facing such an entrance or exit is at least eighty feet from the centerline of the street and at least fifty feet from the nearest sideline of the street.											
	+A if a maritime-dependent industrial use; otherwise F.											
	(As amended on April 14, 1967)											
66	Helicopter landing facility	F	F	F	F	C	C	C	C	F		
67	Airport or other aircraft landing or servicing facility	F	F	F	F	F	F	C	C	F		
	INDUSTRIAL USES											
68	Any of the following uses:	F	F	F	F	#	A	A	*	+		
	#F in B-1, B-2, B-4; C in B-8, B-10.											
	*A if waterfront access required for receipt or dispatch of goods or for any other reason; otherwise C.											
	+A if a maritime-dependent industrial use; otherwise F.											
	Any industrial use, other than a use described in Use Item No. 70, which does not result in noise or vibration perceptible without instruments more than fifty feet outside the perimeter of the lot.											

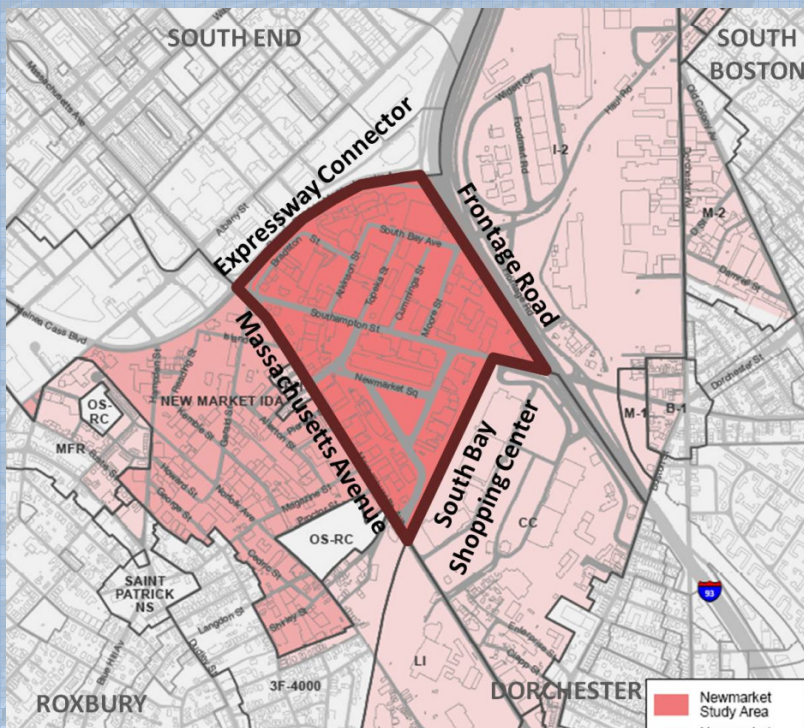
baby carriages, scooters, wagons, bicycles, and the like.
Venetian blinds, window shades, and awnings.
Wax products.
Wood products, including furniture, boxes, crates, barrels, baskets, pencils, and the like.
Packaging chemicals, detergents or soap.

ARTICLE 8 – REGULATION OF USES

NO.	USE ITEM	District										
		S	R	H	L	B	M	I	W	MER		
	Poultry or rabbit slaughtering or packing.											
	Printing or newspaper publishing, including engraving, or photo-engraving.											
	Scenery construction.											
	Stone cutting or lettering.											
	Storage of gases in amounts not exceeding ten thousand cubic feet.											
	Upholstering.											
	(As amended on April 14, 1967, and July 9, 1973)											
69	Any industrial use other than a use described in Use Item No. 70	F	F	F	F	F	F	A	*	+		
	*A if waterfront access required for receipt or dispatch of goods or for any other reason; otherwise C.											

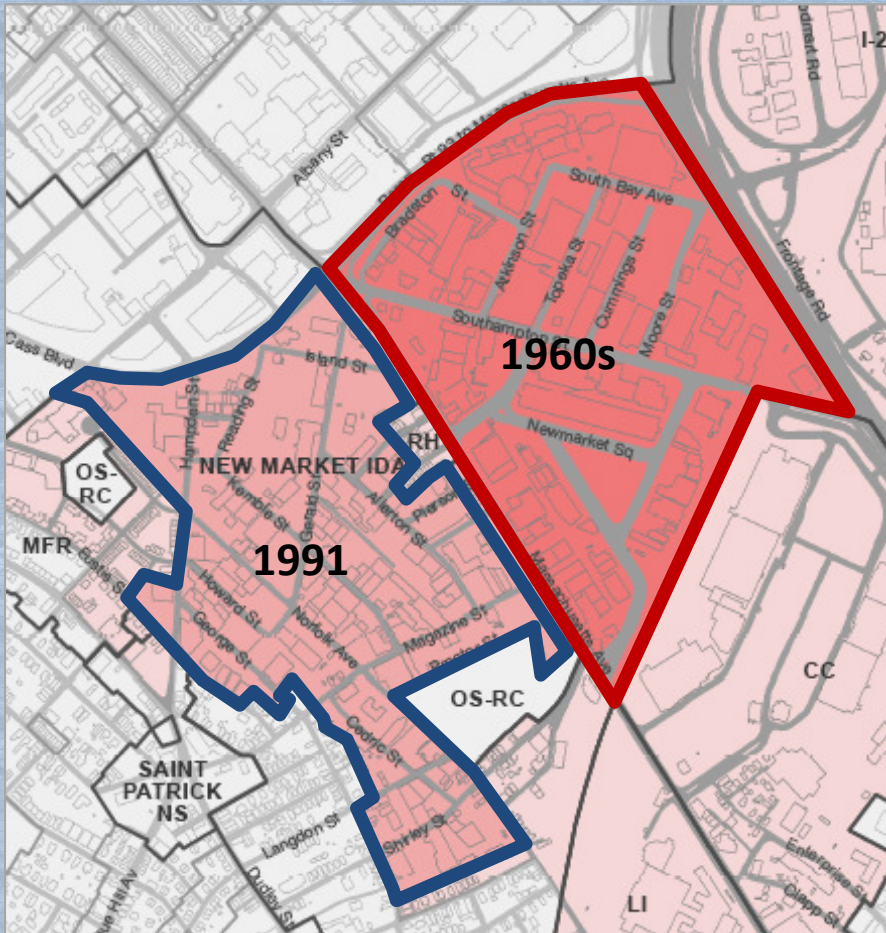
STUDY PURPOSE, BOUNDARY, PHASING & END PRODUCTS

- focus on outdated core zoning
- concentrated Newmarket business members
- multiple zoning (sub)districts
- create user friendly table comparable to existing IDA district
- mindful electoral/neighborhood jurisdictions



STUDY PURPOSE, BOUNDARY, PHASING & END PRODUCTS

- rezone/rename core
 - new zoning (sub)district
 - complement existing IDA
 - intent & purpose



strengthen core identity with clearer zoning boundaries, naming & policies/regulations

^ARTICLE 50

ROXBURY NEIGHBORHOOD DISTRICT (^Article inserted on April 22, 1991*)

TABLE OF CONTENTS

Section	Page
50-1 Statement of Purpose, Goals, and Objectives.....	4
50-2 Community Participation.....	4

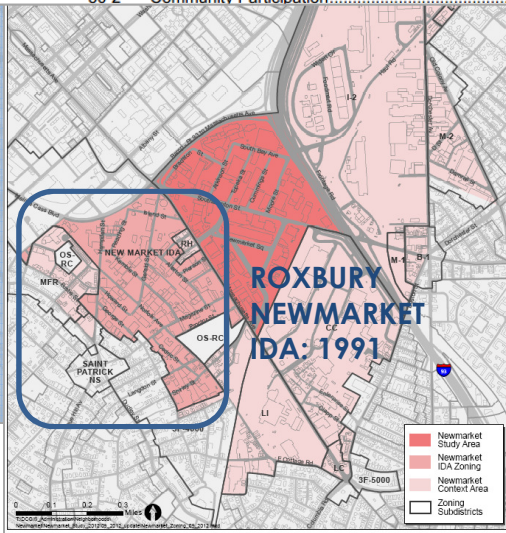


TABLE A - Continued

	Development Areas		Neighborhood Shopping Subdistricts		Community Facilities Subdistricts		Industrial Development Areas	
	& First Story	Story & Above	& First Story	Second Story & Above	& First Story	Second Story & Above		
Health Care Uses								
Clinic	C	C	C	C	C	C	C	C
Custodial care facility	C	C	C	C	C	C	C	F
Group care residence, general	C	C	C	C	C	C	C	F
Hospital	C	C	C	C	F	F	C	C
Nursing or convalescent home	A	A	C	C	C	C	A	F
(:As amended on September 20, 1996.)								
Hotel Uses								
All (see Article 2A)	A	A	C	A	F	F	F	F
Industrial Uses								
Art use	A	A	A	A	A	A	A	A
Artists' mixed-use	A	A	C	C	A	A	A	A
Cleaning plant	F	F	F	F	F	F	F	A
General manufacturing use	F	F	F	F	F	F	F	A
Light manufacturing use	F	F	F	F	F	F	F	A
Printing plant	A	A	A	A	C	C	F	A
Restricted industrial use	F	F	F	F	F	F	F	C

(; As amended on August 22, 1996.)

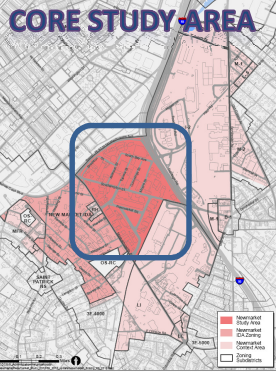
STUDY PURPOSE, BOUNDARY, PHASING & END PRODUCTS

- updated land use table
- clearer formatting
- update industry-specific uses
- ease permitting for ideal uses

strengthen core identity with comparable, contemporary use tables

STUDY PURPOSE, BOUNDARY, PHASING & END PRODUCTS

- embed econ dev policies into zoning text
- update uses
- provide vision, specify policies
- give intent & purpose



ARTICLE 3

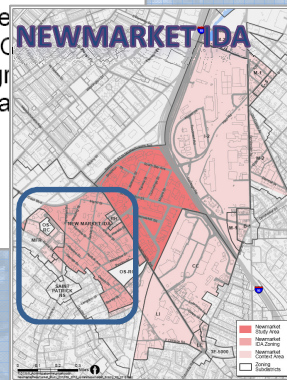
ESTABLISHMENT OF ZONING DISTRICTS

SECTION 3-1. Division of City Into Districts. For the purposes of this code, the City is hereby divided into districts as follows: three classes of residential districts: S (single family), R (general), and H (apartment); two classes of business districts: L (local) and B (general); seven classes of industrial districts: LM (light manufacturing), M (restricted manufacturing), (general), MER (maritime economy reserve), W (waterfront), WM (waterfront manufacturing), and WS (waterfront service); one class of open space district: OS (open space); downtown districts (established pursuant to Section 3-1C), as listed in Subsection (e) of this Section; neighborhood districts (established

REGULATIONS APPLICABLE IN INDUSTRIAL DEVELOPMENT AREAS

SECTION 50-30. Establishment of Industrial Development Areas. This Section establishes two Industrial Development Areas ("IDAs") within the Roxbury Neighborhood District. IDAs are designed to encourage the expansion of the existing manufacturing and industrial base in a manner which is sensitive to and preserves the quality of life of the surrounding neighborhoods and to encourage the development of new job opportunities within the Roxbury Neighborhood District. The Economic Development and Industrial Corporation ("EDIC"), as the agency with the responsibility for coordinating and implementing the Industrial Development Plan for the City of Boston, will play an ongoing and active role in overseeing the direction of growth and development in the IDAs. The IDAs are designated "IDA" on the maps established for the Roxbury Neighborhood District.

1. Newmarket Industrial Development Area
2. Grove Hall Industrial Development Area



codify consistent policy language into zoning intent & purpose

STUDY PURPOSE, BOUNDARY, PHASING & END PRODUCTS

- branding
- iconic graphic display of boundary boundary on:
 - perimeter signage
 - wayfinding
 - brochures/maps

**create awareness for passers-by,
discourage incompatible proposals**



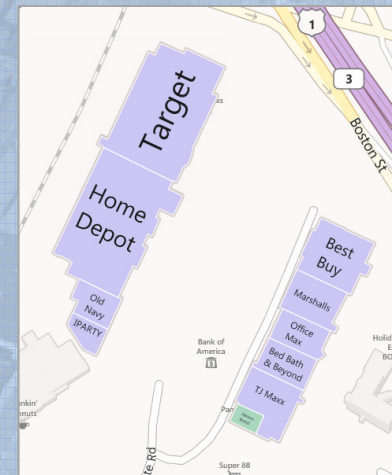
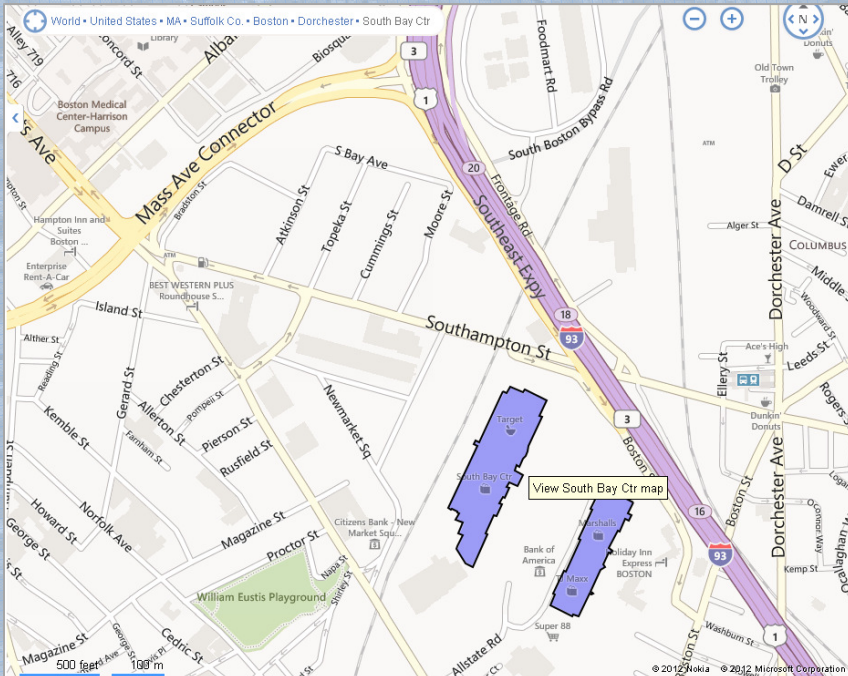
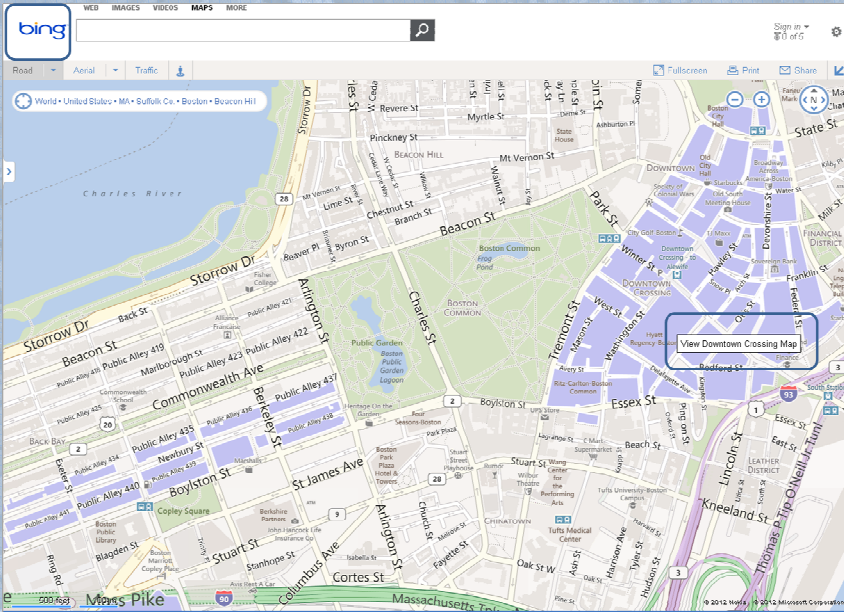
STUDY PURPOSE, BOUNDARY, PHASING & END PRODUCTS

- iconic graphic display of boundary boundary on:
 - perimeter signage
 - wayfinding

create awareness for passers-by,
discourage incompatible proposals

STUDY PURPOSE, BOUNDARY, PHASING & END PRODUCTS

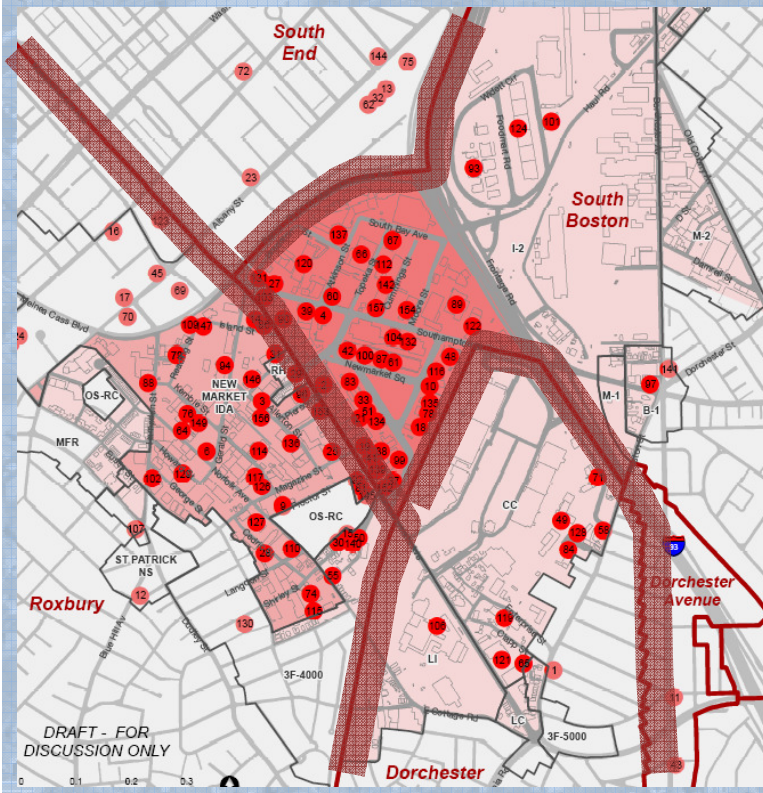
- iconic graphic display of boundary boundary on:
- online maps
- South Bay Center has online presence



create awareness for online browsers & discourage incompatible proposals

SUMMARY OF EXISTING CONDITIONS & CHARACTER

- disjointed zoning areas
- various neighborhoods
- outdated, unclear regulations
- unclear identity
- permitting issues



"Industrial Uses", artists' mixed-use; cleaning plant; general manufacturing use; light manufacturing use; printing plant; or restricted industrial use.

ARTICLE 2A - DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS AND IN ARTICLE 80

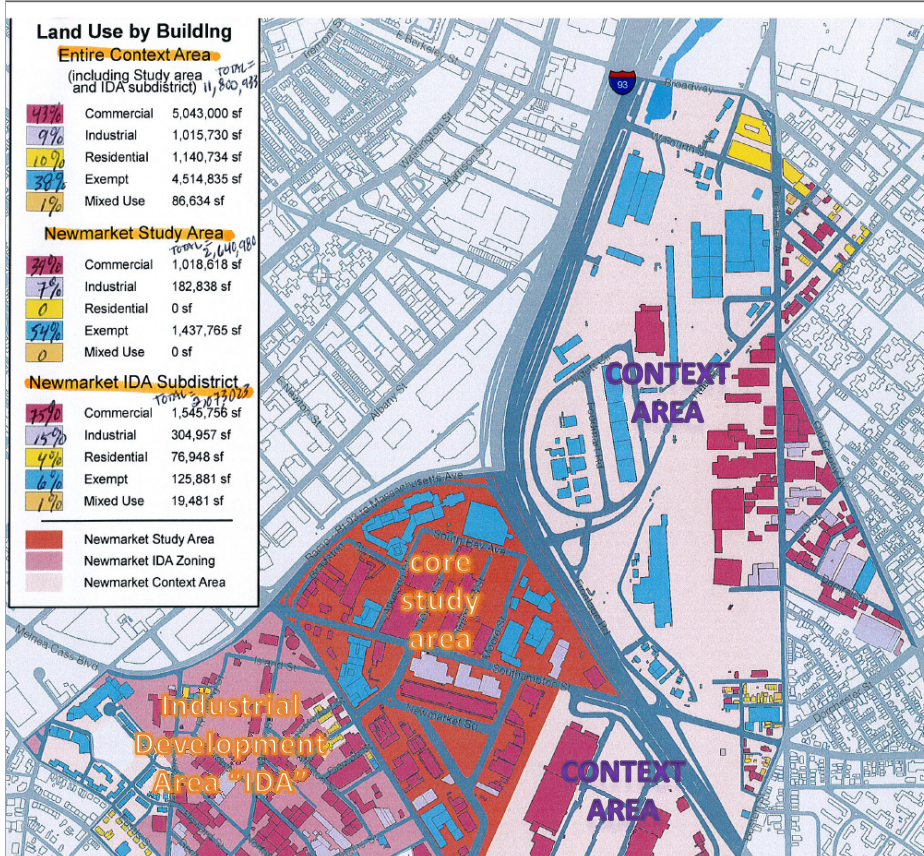
17

- multiple zoning (sub)districts



SUMMARY OF EXISTING CONDITIONS & CHARACTER

- existing classifications need clarification
- core area more exempt land
- Roxbury IDA more commercial



more “commercial” than industrial by building land use

PRELIMINARY GOALS & OBJECTIVES PRIORITIZATION EXERCISE

Article 8 –1960s

Article 50 – 1991

<p>Industrial</p> <p>M = Restricted</p> <p>I = General</p> <p>MER = Maritime Economy Reserve</p> <p>W = Waterfront</p>	v.	<p><u>Industrial Uses</u></p> <p>Art use A</p> <p>Artists' mixed-use A</p> <p>Cleaning plant A</p> <p>General manufacturing use A</p> <p>Light manufacturing use A</p> <p>Printing plant A</p> <p>Restricted industrial use C</p> <p>(; As amended on August 22, 1996.)</p>
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88 industrial

6 wholesale/storage

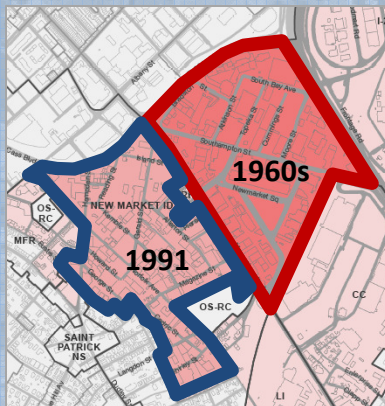
12 vehicular

v. 7 industrial

10 major storage

12 vehicular

7 transportation



- vision for Boston's "premiere" industrial district
- intent & purpose in zoning – state City's economic development policies – retain/grow industrial uses
- add appropriate categories & definitions for easier permitting to avoid variances/delays
 - from 88 to 7 items?
 - implicit/explicit uses?
- prioritize goals
 - jobs creation first?
 - necessary, "dead" uses ok?
 - bad uses?
 - complementary uses?

Article 2A Definitions

"Industrial Uses", artists' mixed-use; cleaning plant; general manufacturing use; light manufacturing use; printing plant; or restricted industrial use.

"General Manufacturing", includes plants, factories, mills, or other facilities engaged in the mechanical or chemical transformation of materials or substances into new products (which may also include the blending of materials or the assembling of component parts of manufactured products), where such processes do not consist entirely of a light manufacturing use and do not include a restricted industrial use. Performance standards, as defined in this Article, are applicable to general manufacturing.

"Light Manufacturing", manufacturing typically having low impacts on the surrounding environment. Light manufacturing includes the design, development, compounding, processing, fabrication, altering, assembly, finishing, packaging, repairing, servicing, renting, testing, handling, or transfer of products. Examples of light manufacturing include, but are not limited to, the manufacture of such products as: *[truncated]*

"Restricted Industrial Use", a heavy manufacturing use typically having substantial impacts on the environment in which articles are usually mass produced from raw materials. A restricted industrial use includes any use which is objectionable or offensive because of special danger or hazard, or because of cinders, dust, smoke, refuse matter, flashing, fumes, gases, vapor or odor not effectively confined to the lot. Examples of restricted industrial uses include, but are not limited to: *[truncated]*

CLARIFICATION OF ZONING & CONVENTIONAL TERMS

- zoning definitions
 - base code
 - current neighborhood zoning
 - "general manufacturing"
 - "light manufacturing"
 - "restricted industrial use"
- land use table categories
 - outdated 1960s base code
 - current neighborhood zoning
- conventional industry terms
 - industry - production of an economic good or service within an economy
 - no production of goods
 - processes products
 - provision of services

NEXT STEPS – *tentative schedule subject to Business AG confirmation*

- Working Session #2 – September 25
 - Recap of existing conditions and issues
 - Preliminary analysis of existing land use regulations
 - Goals/objectives **prioritization exercise and visioning exercise**
- Working Session #3 – October 9
 - **Visioning exercise** of desired industrial and compatible, supportive non-industrial uses
- Working Session #4 – October 23
 - **Review existing** land use regulations **table**
- Working Sessions #5 and #6 – November 6 and 20
 - Review **proposed** zoning subdistrict **boundary** and **new** land use regulations **table**
- Working Session #7 – December 4
 - **Final review of new** Newmarket IDA zoning **subdistrict** and new land use regulations **table**
- December/January - **BRA Board** meeting and **Boston Zoning Commission** meeting for adoption of new zoning

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