

Table A

Newmarket Industrial Commercial Neighborhood District

Use Regulations

Key: A = Allowed, C = Conditional, F = Forbidden
 incl = "Including but not limited to"
 PS1, PS2 and PS3 = See Article 90-9 for Performance Standards requirements

Newmarket
 Industrial Commercial
Neighborhood District

LIGHT INDUSTRIAL USES

<u>Green and Clean Technologies</u> : incl: waste-recycling, advanced materials, renewable energy-related (air/wind, biomass, geothermal, solar), smart grid, fuel cells & hydrogen, rooftop farming, conventional fuels, energy-related service companies, & recycling accessory composting is A ¹ nuclear is C	A ^{PS2}
<u>Life-Tech Industries</u> : incl: biotechnology, pharmaceuticals, medical devices & equipment; agricultural feedstock & chemicals	A ^{PS2}
<u>Beverage & Tobacco Product Manufacturing</u> : incl: breweries, distilleries, wineries, tasting rooms, food service retail is C ² tobacco is F	A
<u>Marijuana Medical Treatment Center</u>	C
<u>Urban Agriculture</u> : See Article 89	See Article 89
<u>Utilities</u> : incl: rooftop solar, geothermal, biomass, wind turbine/rooftop electric power generation hydroelectric, nuclear and ground-based solar are C fossil fuel is F	A
<u>Specialty Trade Contractors</u>	A
<u>Food Manufacturing</u> : incl: processing and distribution slaughtering is C	A
<u>Apparel Manufacturing</u>	A
<u>Wood and Furniture Product Manufacturing</u>	A ^{PS2}
<u>Printing and Related Support Activities</u>	A ^{PS2}
<u>Nonmetallic Mineral Product Manufacturing</u> : incl: jewelry, and clay or glass products cement and concrete is A ^{PS2}	A
<u>Computer & Electronic Product Manufacturing</u>	A
<u>Construction of Buildings</u> : incl: pre-fabricated and modular	A
<u>Miscellaneous Light Manufacturing</u> ³ : incl: ice, sporting and athletic goods	A ^{PS2}

¹ Allowed if <20% Gross Square Footage; and PS2

² Conditional if <33% Gross Square Footage

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Animal Production

F

Paper, Leather & Allied Product Manufacturing

C^{PS2}

Textile & Textile Product Mills: incl: textile mills are C^{PS2}

A^{PS2}

HEAVY / RESTRICTED INDUSTRIAL USES

Machinery Manufacturing

A^{PS3}

Fabricated Metal Product Manufacturing

A^{PS3}

Chemical Manufacturing

A^{PS3}

Electrical Equipment, Appliance, & Component Manufacturing

A

Transportation Equipment Manufacturing

A⁴

Plastics & Rubber Products Manufacturing

C^{PS3}

Mining and Extraction: incl: oil, gas, mining, support activities

F

Heavy & Civil Engineering Construction

F

Petroleum & Coal Products Manufacturing

F

Waste Management & Remediation Services

F

³ See Definitions Section 90-18 - "Miscellaneous Light Manufacturing" consists of manufacturing activities with less environmental impacts that use moderate amounts of partially-processed materials to produce small consumer goods.

⁴ Allowed if <50,000 Gross Square Feet

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COMPATIBLE, SUPPORTIVE NON-INDUSTRIAL USES

Retail

A⁵ | C⁶ | F⁷

Accessory Retail

A⁸; otherwise C

Wholesalers, Durable Goods: incl: electronics, outdoor storage of lumber | motor vehicle sales is C

A⁹ and PS1

Wholesalers, Nondurable Goods

A

Restaurants: incl: sit-down, take-out

A

Special Food Services: incl: catering, food trucks

A

Office: incl: engineering, finance, insurance, construction, legal, management, public administration, staffing/temp

A¹⁰; otherwise C

Research & Development¹¹: incl: research laboratory, product development, prototype manufacturing

A

Accessory Office

A

Accessory Fitness Centers

A

Technical and Trade Schools/Centers (Adult)

A

Transportation: incl: accessory/ancillary parking | bus/taxi is C | vehicle storage, junkyard, and primary parking lots are F

A

Warehousing (Indoor): incl: non-hazardous materials | self-storage is C

A

⁵ Allowed if <20,000 Gross Square Feet

⁶ Conditional if between 20,000-49,999 Gross Square Feet

⁷ Forbidden if ≥50,000 Gross Square Feet

⁸ Allowed if ≤25% of Gross Square Footage

⁹ Allowed if <50,000 Gross Square Feet

¹⁰ Allowed if <50,000 Gross Square Feet

¹¹ Provided that, where applicable, such Research and Development Use shall comply with: 1) all the guidelines and standards promulgated by the National Institutes of Health (“NIH”) concerning the care and use of laboratory animals; and 2) all applicable federal and state requirements and regulations for operating labs as classified by the Center for Disease Control and Prevention (“CDC”) and Boston Public Health Commission (“BPHC”). If such Research and Development Use is subject to and does not satisfy the requirements of items 1 and 2 of Footnote 4, such Research and Development Use shall be forbidden.

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Motion Picture, Sound Recording, Publishing & Broadcasting Industries

A

Creative Industries and Information Services: incl: videogames; digital media; advertising; architectural & industrial design, news syndicates, telecommunications services resellers, archives, exclusive internet publishing/broadcasting, web search portals | data center is C | libraries and artist live-work are F

A

Services: incl: repair and maintenance is A¹²

A

Commercial Laundry Services: retail laundromats/dry-cleaners are F

A

Places of Worship

A

Health Care: incl: hospitals, nursing/residential care facilities, ambulatory, drug treatment centers, clinics

F

Bars

F

Arts, Entertainment & Recreation: incl: cinema, stadium, sports | artist work-only studio is A

F

Accommodation: incl: hotels, motels, conference centers

F

Residential: incl: private residences, conventional and extended stay apartment/hotels, shelters

F

¹² Allowed if <20,000 Gross Square Feet