



DRAFT - Article XX - Newmarket Industrial Commercial **Neighborhood** District - Table A - Use Regulations

Key: A = Allowed, C = Conditional, F = Forbidden
incl = "Including but not limited to"

Newmarket
Industrial Commercial
Neighborhood District

For definitions of use categories and certain specific uses, see Article 2A.

LIGHT INDUSTRIAL USES

Highlighting compatible uses for easier permitting; as well as incompatible uses for explicit forbiddance

Green and Clean Technologies: incl. advanced materials; renewable energy-related (air/wind, biomass, geothermal, solar); smart grid; fuel cells & hydrogen; rooftop farming; conventional fuels; energy related serviced companies; waste-recycling is F; and nuclear is C A^{PS2}

Life-Tech Industries: incl: biotechnology, pharmaceuticals, medical devices & equipment; agricultural feedstock & chemicals A^{PS2}

Beverage & Tobacco Product Manufacturing: incl: breweries, distilleries, wineries; tasting rooms, food service, retail A
<33%-GSF are C; tobacco is F

Crop Production: incl: roof top farming, and container/enclosed farming; marijuana, and **ground-level** farming are C A
<10,000-SF

Utilities: incl: rooftop solar, geothermal, biomass, wind turbine/rooftop electric power generation; hydroelectric, nuclear and ground-based solar are C; fossil fuel is F A

Specialty Trade Contractors A

Food Manufacturing: incl: processing and distribution; slaughtering is C A

Apparel Manufacturing A

Wood and Furniture Product Manufacturing A^{PS2}

Printing and Related Support Activities A^{PS2}

Nonmetallic Mineral Product Manufacturing: incl: jewelry, **and clay or glass products**; cement and concrete is A^{PS2} A

Computer & Electronic Product Manufacturing A

Construction of Buildings: incl: pre-fab/modular A



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Miscellaneous Manufacturing ¹ : incl: ice	A ^{PS2}
Animal Production & Aquaculture: animal production is F; and aquaculture is C	C
Paper, Leather & Allied Product Manufacturing	C ^{PS2}
Textile & Textile Product Mills	C ^{PS2}
HEAVY / RESTRICTED INDUSTRIAL USES	
<i>Highlighting compatible uses for easier permitting; as well as incompatible uses for explicit forbiddance</i>	
Machinery Manufacturing	A ^{PS3}
Fabricated Metal Product Manufacturing	A
Chemical Manufacturing	A ^{PS3}
Pharmaceutical & Medicine Manufacturing	A
Electrical Equipment, Appliance, & Component Manufacturing	A
Transportation Equipment Manufacturing	A ^{<50,000-GSF}
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

¹ Industries in the Miscellaneous Manufacturing subsector make a wide range of products that cannot readily be classified in specific NAICS subsectors in manufacturing. Processes used by these establishments vary significantly, both among and within industries. For example, a variety of manufacturing processes are used in manufacturing sporting and athletic goods that include products such as tennis racquets and golf balls. The processes for these products differ from each other, and the processes differ significantly from the fabrication processes used in making dolls or toys, the melting and shaping of precious metals to make jewelry, and the bending, forming, and assembly used in making medical products. – North American Industry Classification System



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Waste Management & Remediation Services

F

COMPATIBLE, SUPPORTIVE NON-INDUSTRIAL USES

Highlighting compatible uses for easier permitting; as well as incompatible uses for explicit forbiddance

Retail

A ^{≤20,000-GSF}; C ^{20,001-49,999-GSF}; F ^{>50,000-GSF}

Accessory Retail

A ^{≤25% GSF}; otherwise C

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

A ^{PS1, <50,000-GSF}

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

A ^{≤20,000-GSF}; otherwise C

Research & Development²: incl: research laboratory, product development, prototype manufacturing

A

Accessory Office

A

Accessory Fitness Centers

A

Non-Profit Social Organizations: residential shelters and drug dispensing clinics are F

A

Technical and Trade Schools/Centers (Adult)

A

Transportation: incl: accessory/ancillary parking; and bus/taxi is C; and vehicle storage is F; junkyard is F; primary parking lot is F

A

² 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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<u>Warehousing (Indoor)</u> : incl: non-hazardous materials; and self-storage is C	A
<u>Motion Picture, Sound Recording, Publishing & Broadcasting Industries</u>	A
<u>Creative Industries and Information Services</u> : incl: videogames; digital media; advertising; architectural & industrial design, news syndicates, telecommunications services resellers, archives, exclusive internet publishing/broadcasting, web search portals; and data center is C; and library is F; and artist live-work is F	A
<u>Services</u> : repair and maintenance is C; and residential and public administration is F	A
<u>Commercial Laundry Services</u> : retail laundromats/dry-cleaners are F	A
<u>Places of Worship</u>	F
<u>Health Care</u> : incl: hospitals, nursing/residential care facilities, ambulatory, drug treatment centers, clinics	F
<u>Bars</u>	F
<u>Arts, Entertainment & Recreation</u> : incl: cinema, stadium, sports; artist work-only studio is A	F
<u>Accommodation</u> : incl: hotels, motels, conference centers	F
<u>Residential</u> : incl: private residences, conventional and extended stay apartment/hotels, shelters	F

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