



FINAL DRAFT - Article 90 - Newmarket Industrial Commercial Neighborhood District - Table A - 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

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 service companies, & recycling | accessory composting is A¹ | ~~waste-recycling is F~~ | nuclear is C A^{PS2}

Life-Tech Industries: incl: biotechnology, pharmaceuticals (~~[[marijuana] production is A, and dispensing/public sale is F,~~ medical devices & equipment; agricultural feedstock & chemicals A^{PS2}

Beverage & Tobacco Product Manufacturing: incl: breweries, distilleries, wineries, tasting rooms, food service | retail is C² | tobacco is F A

Marijuana Medical Treatment Center C

Crop Production: incl: ~~roof top farming, and container/enclosed farming; marijuana and ground level farming are C~~ A

Urban Agriculture: See Article 89 See Article 89

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

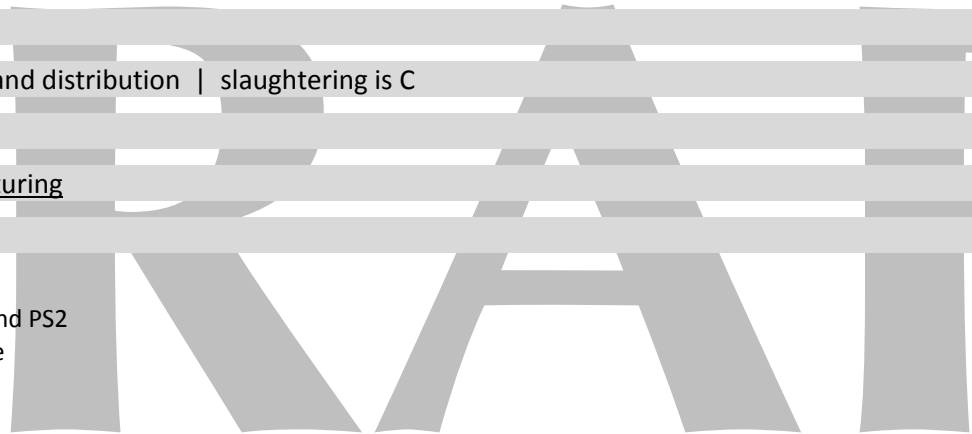
Food Manufacturing: incl: processing and distribution | slaughtering is C A

Apparel Manufacturing A

Wood and Furniture Product Manufacturing A^{PS2}

Printing and Related Support Activities A^{PS2}

¹ Allowed if <20% Gross Square Footage; and PS2
² Conditional if <33% Gross Square Footage





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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
Miscellaneous Light Manufacturing ³ : incl: ice, sporting and athletic goods	A ^{PS2}
Animal Production & Aquaculture: aquaculture is C	F
Paper, Leather & Allied Product Manufacturing	C ^{PS2}
Textile & Textile Product Mills: incl: textile mills are C ^{PS2}	A ^{PS2}

HEAVY / RESTRICTED INDUSTRIAL USES

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

Machinery Manufacturing	A ^{PS3}
Fabricated Metal Product Manufacturing	A ^{PS3}
Chemical Manufacturing	A ^{PS3}
Pharmaceutical & Medicine Manufacturing	A
Electrical Equipment, Appliance, & Component Manufacturing	A
Transportation Equipment Manufacturing	A ⁴
Plastics & Rubber Products Manufacturing	C ^{PS3}
Mining and Extraction: incl: oil, gas, mining, support activities	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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Heavy & Civil Engineering Construction

F

Petroleum & Coal Products Manufacturing

F

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

A⁵ | C⁶ | F⁷

Accessory Retail

A⁸; otherwise C

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

A⁹ 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

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 ≤20,000 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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<u>Accessory Office</u>	A
<u>Accessory Fitness Centers</u>	A
Non-Profit Social Organizations: residential shelters and drug dispensing clinics are F	A
<u>Technical and Trade Schools/Centers (Adult)</u>	A
<u>Transportation</u> : incl: accessory/ancillary parking bus/taxi is C vehicle storage, junkyard, and primary parking lots are F	A
<u>Warehousing (Indoor)</u> : incl: non-hazardous materials 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 data center is C libraries and artist live-work are F	A
<u>Services</u> : incl: repair and maintenance is A ¹² 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>	A
<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

¹² Allowed if <20,000 Gross Square Feet