



PLAN: Newmarket Zoning Amendment

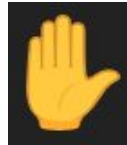
September 6th, 2023

Zoom Meeting Info + Tips

- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial 9 followed by 6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



Mute/unmute

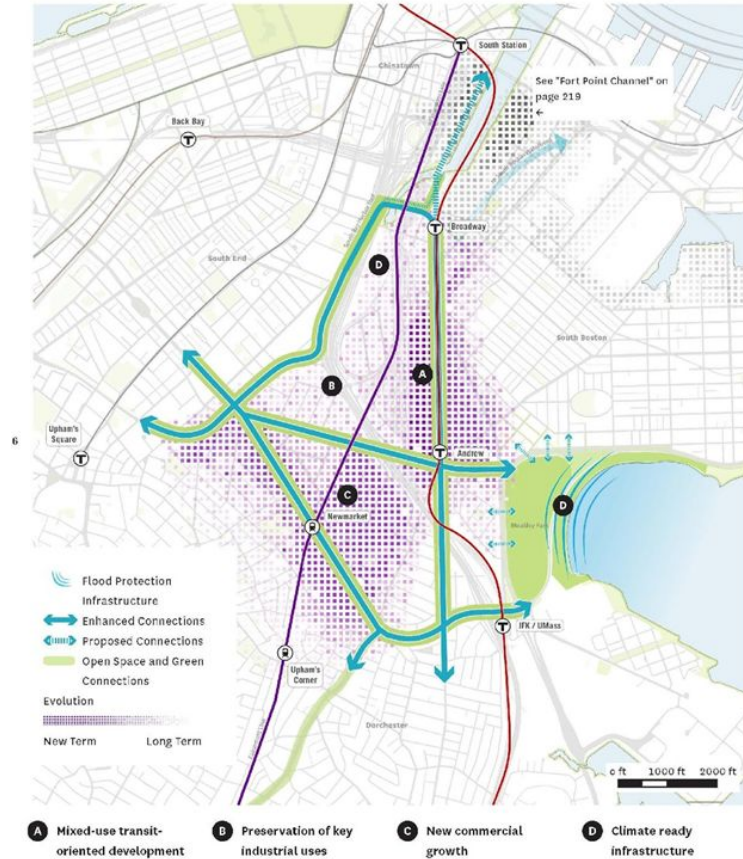


Raise hand to get in line to ask a question or provide comment



Turn video on/off

Imagine Boston 2030



A 21st Century Industrial Neighborhood



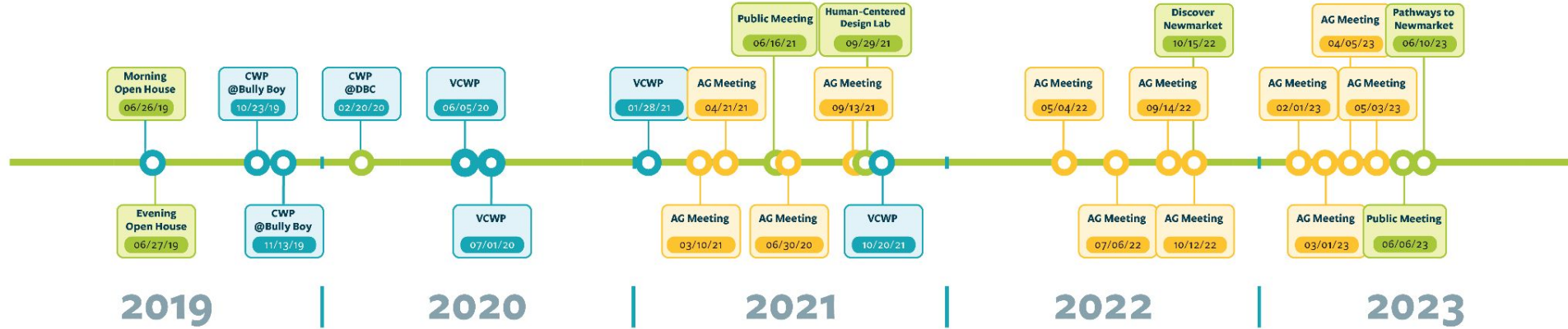
Figure 1.5: Newmarket Square (photo: Utile staff)

What is 21st Century Industry?

As defined by PLAN: Newmarket, a *21st Century industrial neighborhood* is designed to sustain and retain legacy arts and industrial uses, while welcoming compatible commercial uses centered on newer technologies.

The policies put forward by PLAN: Newmarket seek to prepare the district for new uses, while supporting the retention of existing businesses, industries, and creative economy uses that cannot easily relocate to other Boston neighborhoods.

Timeline

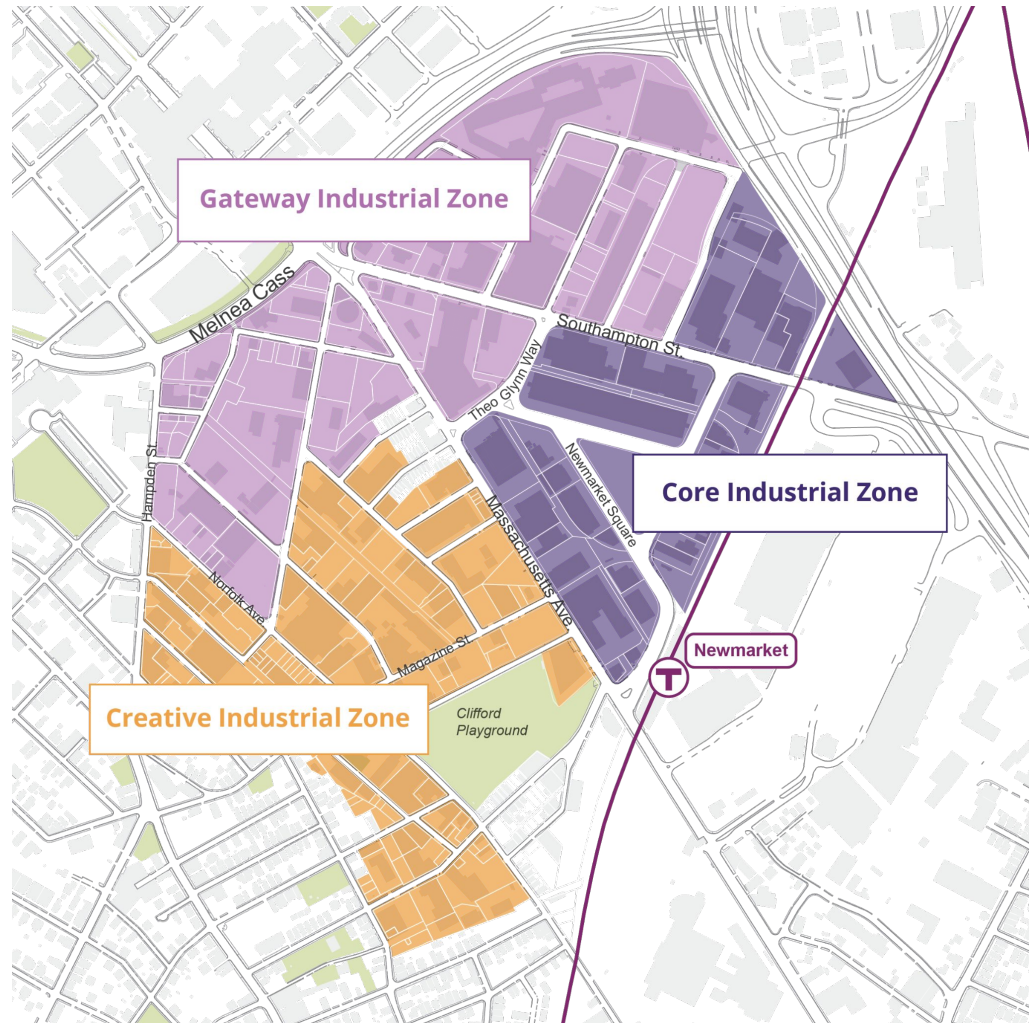


V/CWP
(Virtual/Chat with a Planner)

AG Meeting
(Advisory Group Meeting)

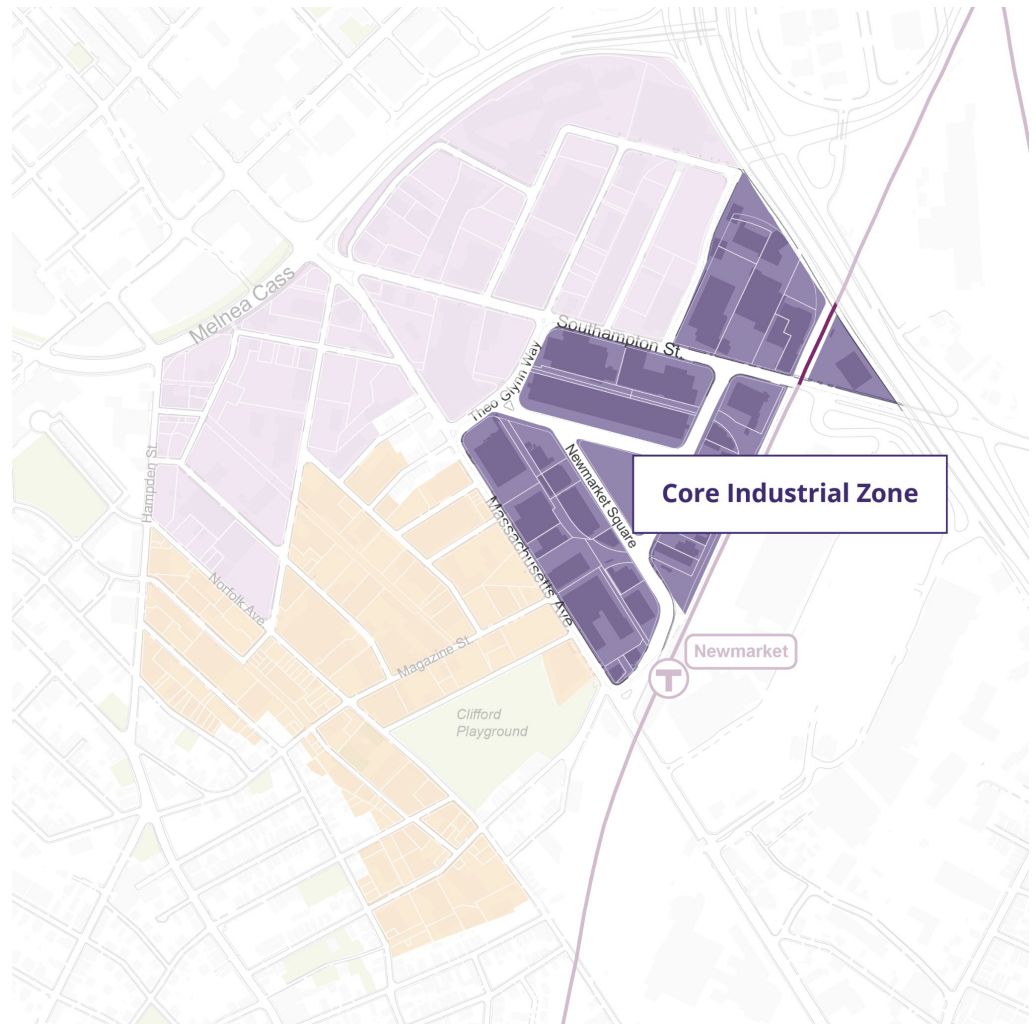
Public Meeting

Proposed Subdistricts



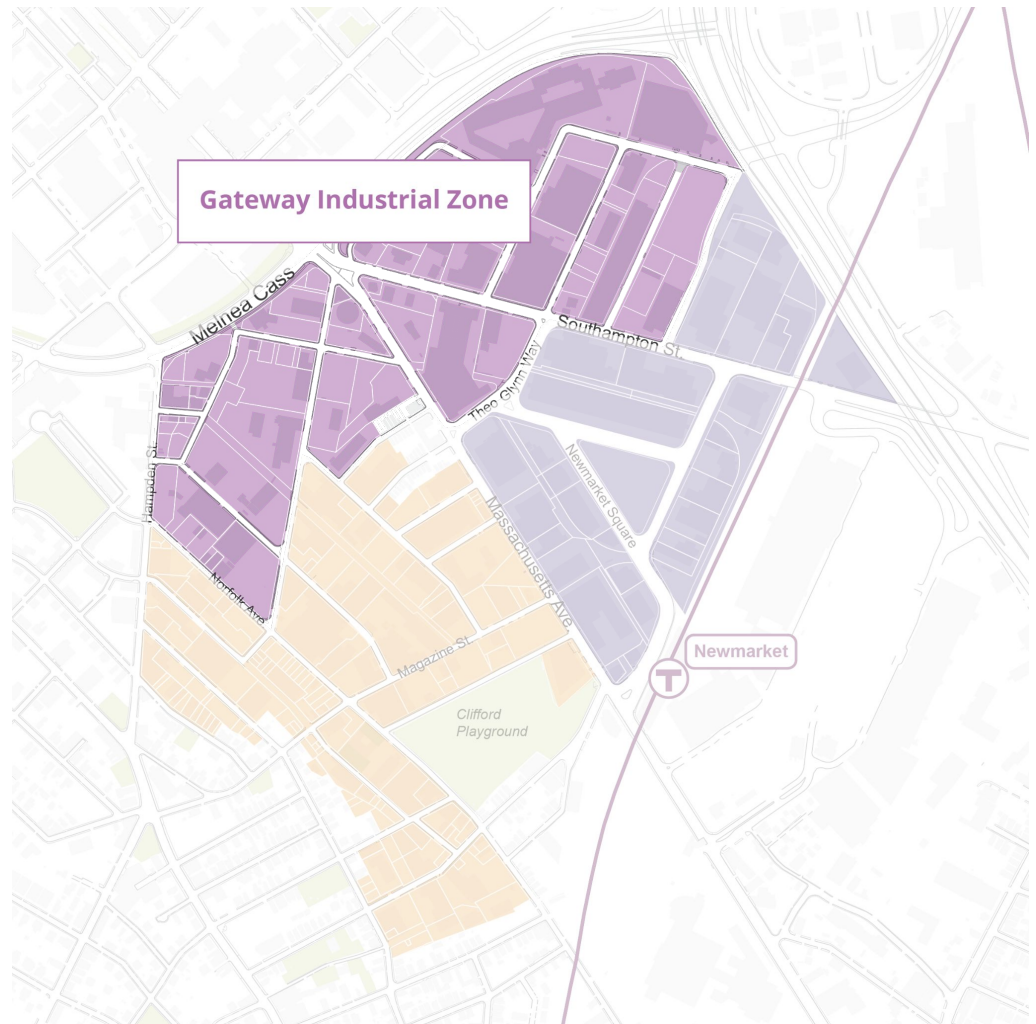
Core

- Height <5 stories, <140 feet
- Ground floor height minimum 21 feet
- Industrial use required on 1st and 2nd floors
- Lab/Office/R&D allowed on 3rd, 4th, and 5th floors
- No residential



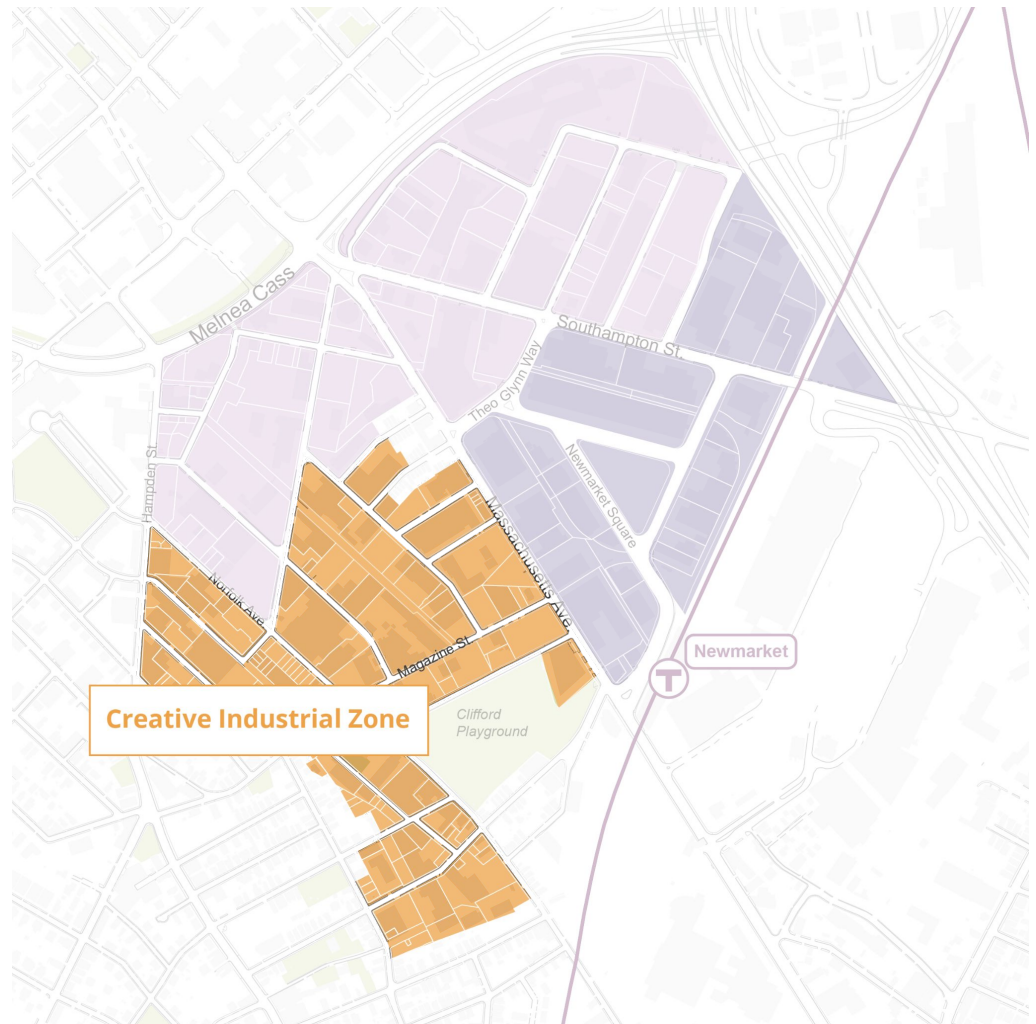
Gateway

- Height <8 stories, <140 feet
- Ground floor height minimum 21 feet
- Required >15% industrial, workforce training, or creative industrial use
- No residential

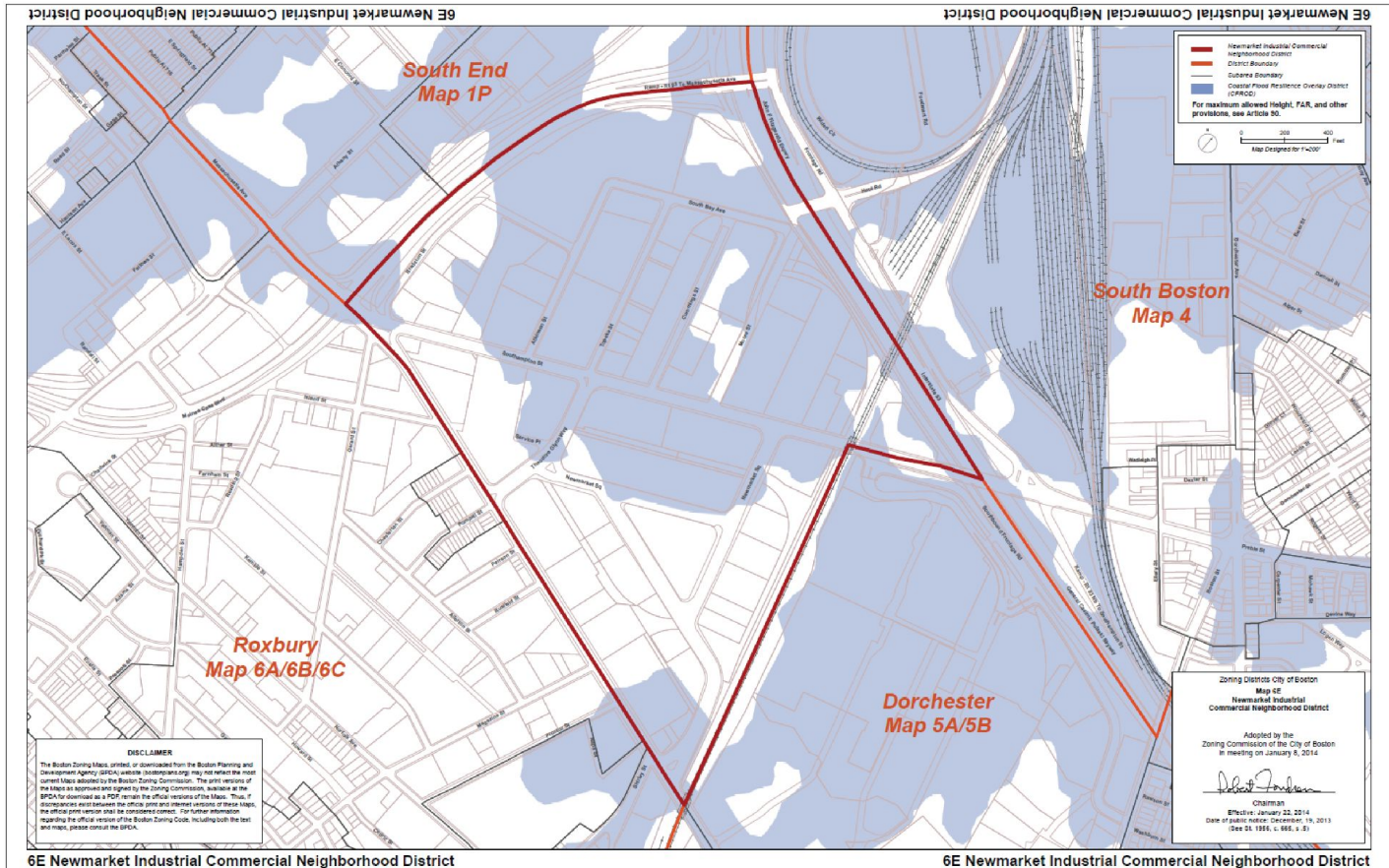


Creative

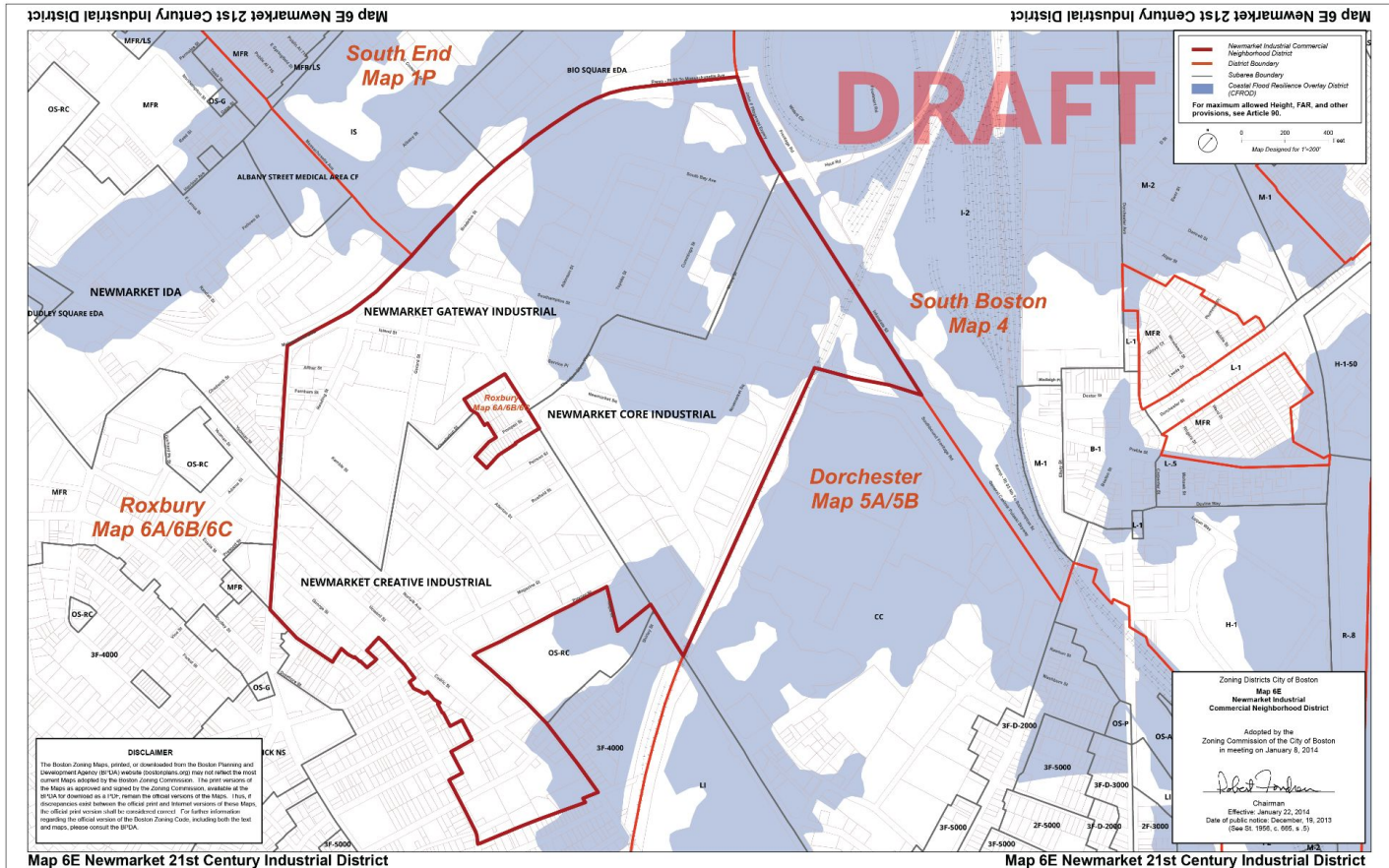
- Height <65 feet
- Light and creative industrial use
- No residential



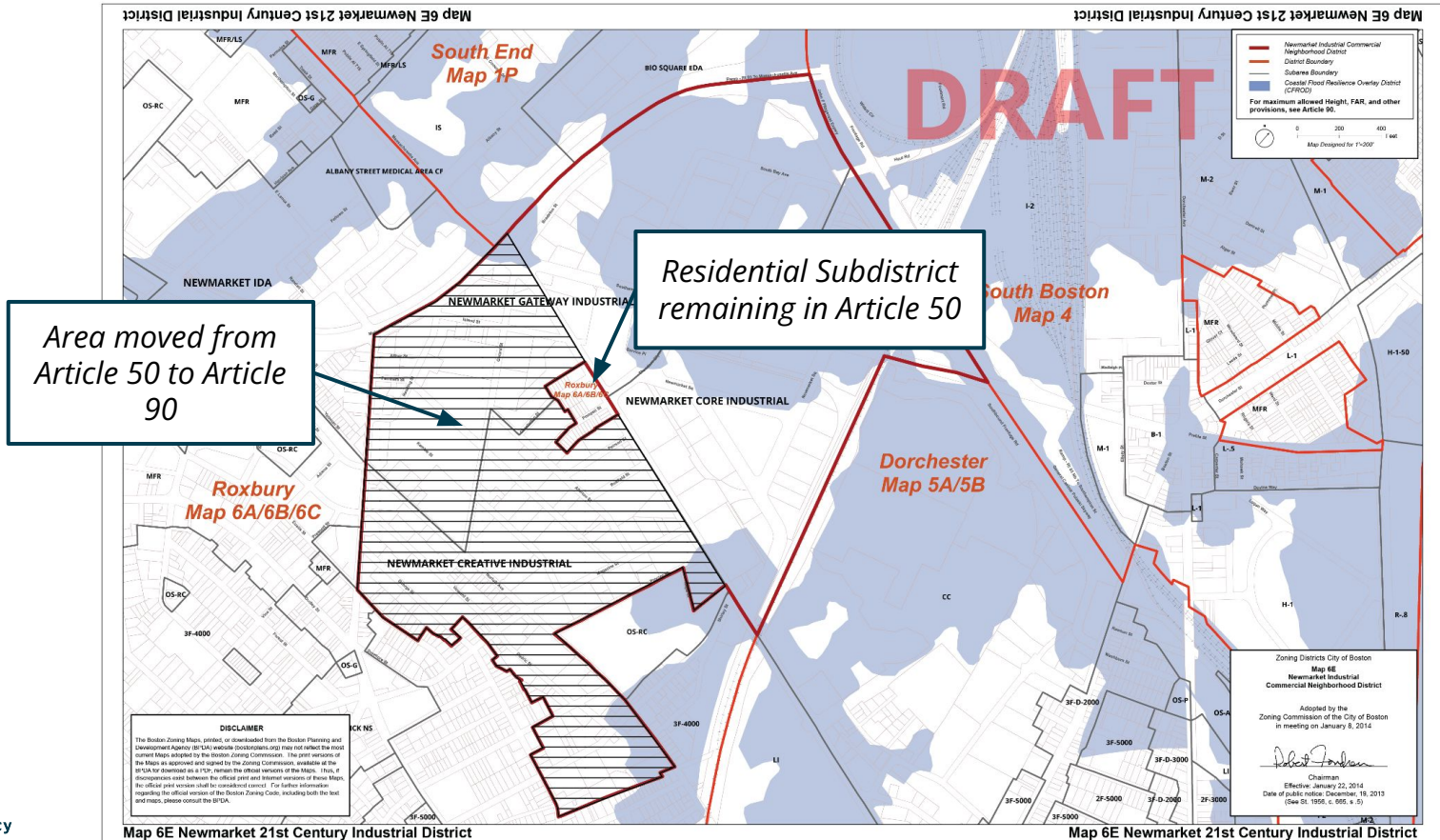
Existing Newmarket (Article 90) Zoning Map



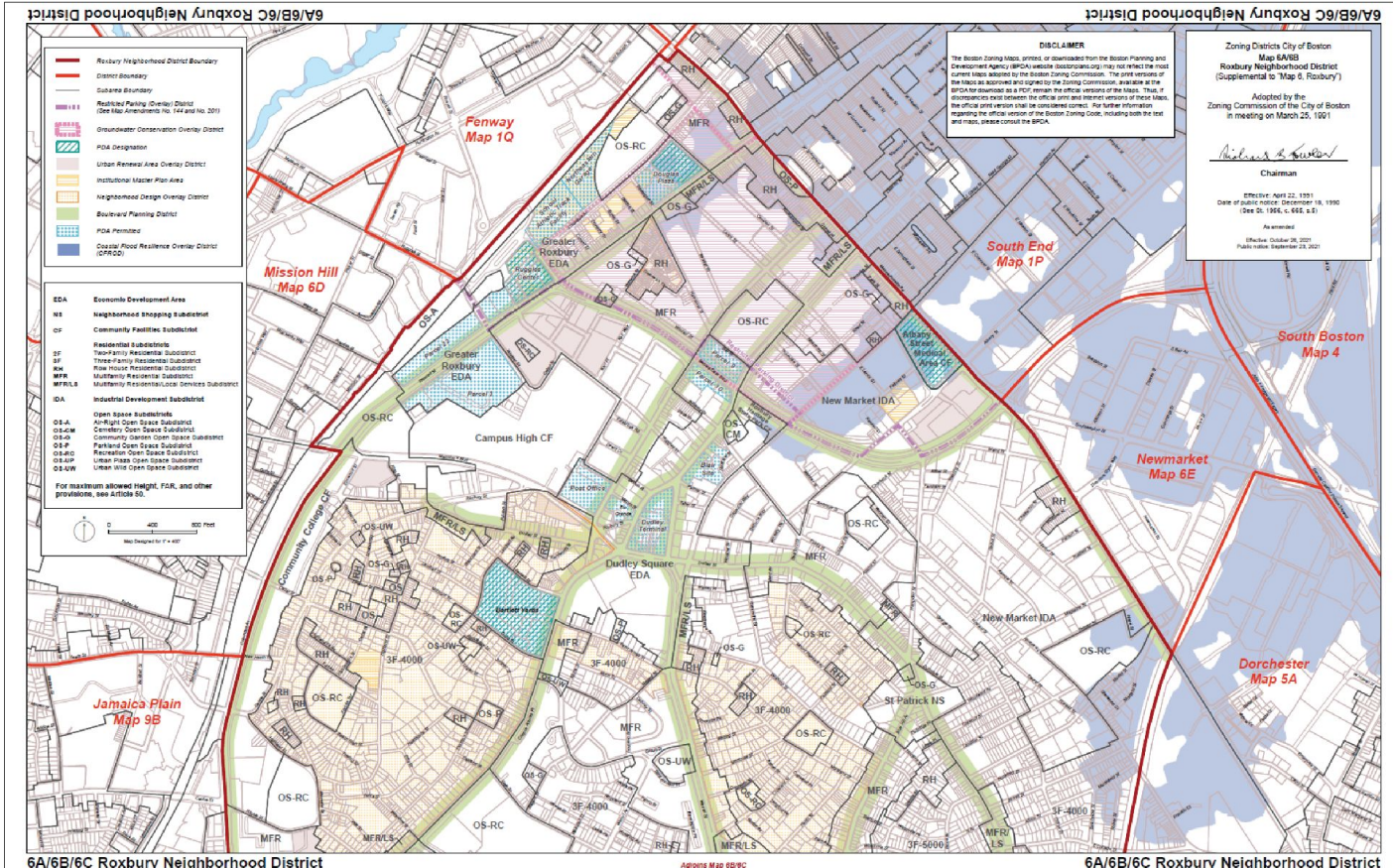
Proposed Newmarket (Article 90) Zoning Map



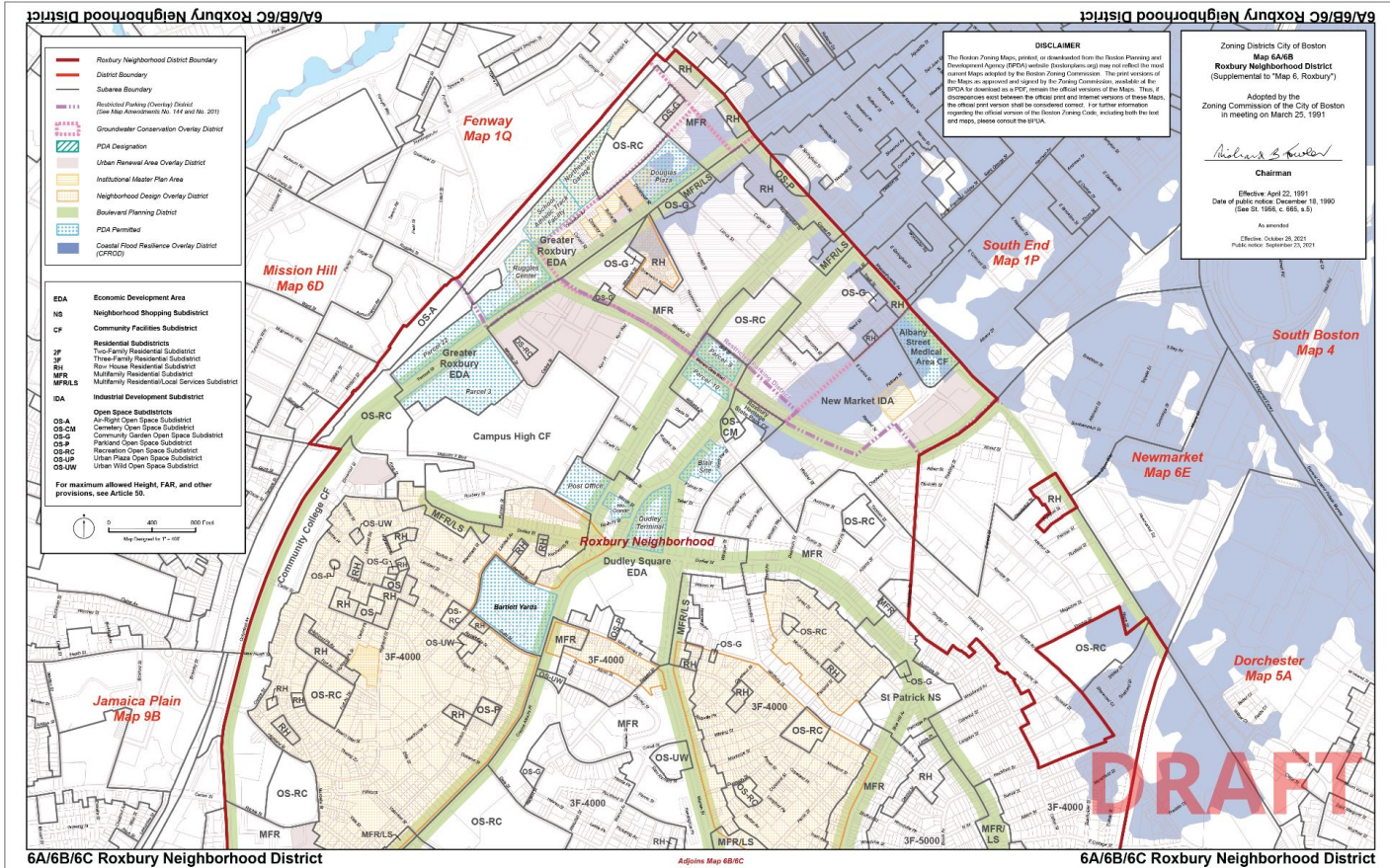
Proposed Newmarket (Article 90) Zoning Map



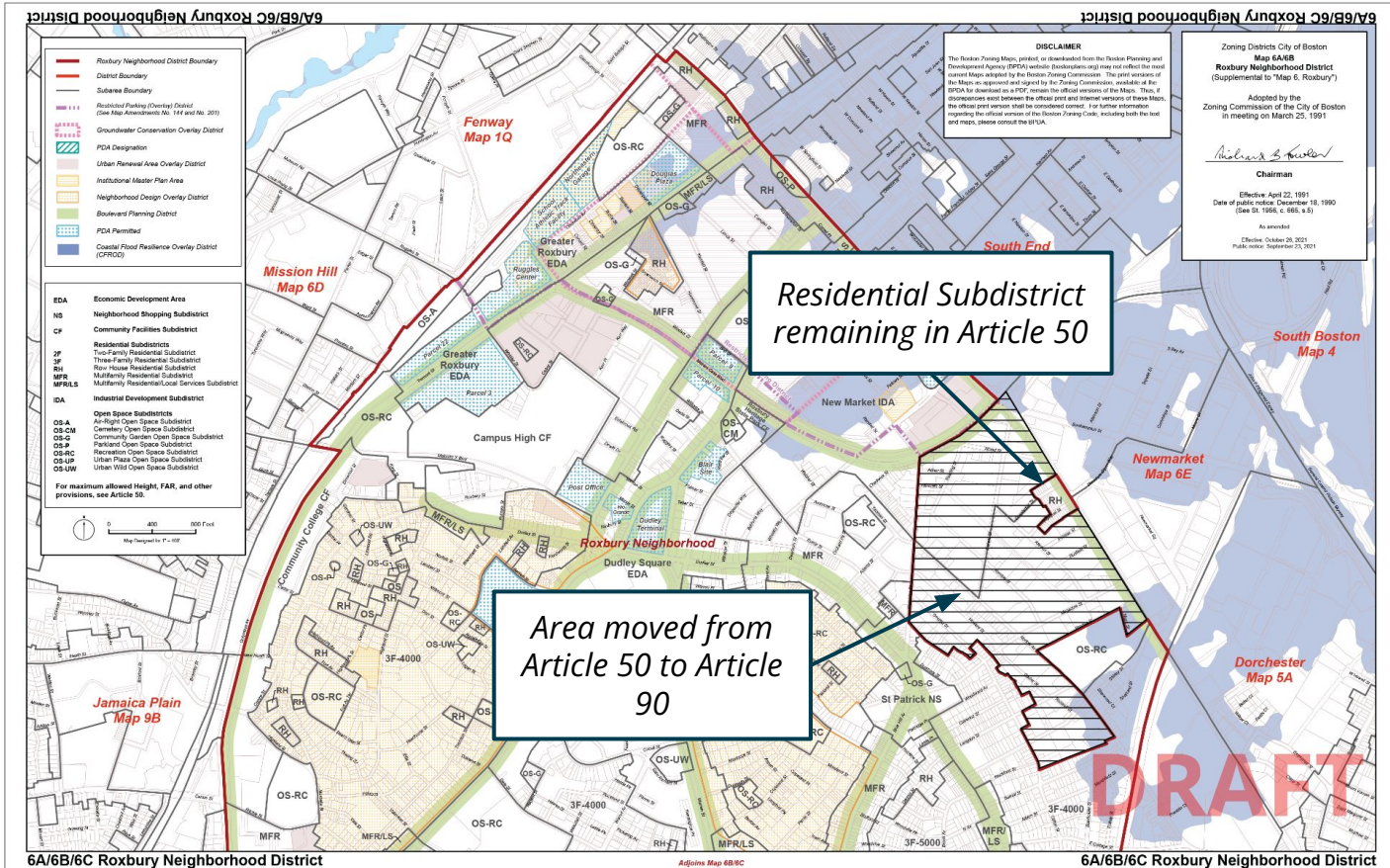
Existing Roxbury (Article 50) Zoning Map



Proposed Roxbury (Article 50) Zoning Map



Proposed Roxbury (Article 50) Zoning Map



Zoning Changes Summary

Mapping

- Subdistricts
- Article 50 // Article 90 Boundary

Use Table

- Simplification + Organization
- Light, Heavy, Creative Industrial
- Adding existing nonconforming uses
- Use allowances for subdistricts

Dimensional Table

- New dimensional regulations for each subdistrict (except Creative Industrial)
- Ground Floor Height Minimums

Miscellaneous

- Text consolidation
- Streamlined Performance Standards
- Parking minimums

Use Table | Simplified + Organized

LIGHT INDUSTRIAL USES
Green and Clean Technologies: 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
Life-Tech Industries: incl: biotechnology, pharmaceuticals, medical devices & equipment; agricultural feedstock & chemicals
Beverage & Tobacco Product Manufacturing: incl: breweries, distilleries, wineries, tasting rooms, food service; retail is C ² ; tobacco is F
Urban Agriculture: 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
Specialty Trade Contractors
Food Manufacturing: incl: processing and distribution; slaughtering is C
Apparel Manufacturing
Wood and Furniture Product Manufacturing
Printing and Related Support Activities
Nonmetallic Mineral Product Manufacturing: incl: jewelry, and clay or glass products; cement and concrete is A ^{P52}
Computer & Electronic Product Manufacturing
Construction of Buildings: incl: <u>pre-fabricated</u> and modular
Miscellaneous Light Manufacturing ³ : incl: ice, sporting and athletic goods
Animal Production
Paper, Leather & Allied Product Manufacturing
Textile & Textile Product Mills: incl: textile mills are C ^{P52}

Alphabetized



Light Industrial Uses
Animal Production
Apparel Manufacturing
Beverage & Tobacco Product Manufacturing: incl: breweries, distilleries, wineries, tasting rooms, food service; retail is C ² ; tobacco is F
Computer & Electronic Product Manufacturing
Construction of Buildings: incl: <u>pre-fabricated</u> and modular
Food Manufacturing: incl: processing and distribution; slaughtering is C
Green and Clean Technologies: 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 ²¹ ; nuclear is C
Life-Tech Industries: incl: biotechnology, pharmaceuticals, medical devices & equipment; agricultural feedstock & chemicals
Light Manufacturing
Miscellaneous Light Manufacturing ³ : incl: ice, sporting and athletic goods
Nonmetallic Mineral Product Manufacturing: incl: jewelry, and clay or glass products; cement and concrete is A ^{P52}

Use Table | Simplified + Organized

¹ Allowed if <20% Gross Square Footage; and [PS2](#)

² Conditional if <33% Gross Square Footage

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

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

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.

¹² Allowed if <20,000 Gross Square Feet

¹³ Cannabis Establishment, provided that any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only. ([Text Amd. No. 421, § 2, 11-18-16](#); [Text Amd. No. 432, § 3, 4-13-2018](#))

Footnote
duplication
removed

¹ Conditional if <33% Gross Square Footage

² Allowed if <20% Gross Floor [AreaSquare Footage](#); and [PS2](#)

² Conditional if <33% Gross Square Footage

³ See Definitions Section 90-158 - "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

⁵ Allowed if ≤25% of Gross Square Footage on the floor it [occupies](#)

⁶ Allowed if <20,000 Gross Square Feet

⁷ Conditional if between 20,000-49,999 Gross Square Feet

⁸ Forbidden if =≥50,000 Gross Square Feet

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.

¹² Allowed if <20,000 Gross Square Feet

¹³ Cannabis Establishment, provided that any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only. ([Text Amd. No. 421, § 2, 11-18-16](#); [Text Amd. No. 432, § 3, 4-13-2018](#))

Use Table | Industrial Definitions*

Light Industrial

Animal Production (F)
Apparel Manufacturing
Beverage & Tobacco Product Manufacturing
Computer & Electronic Product Manufacturing
Construction of Buildings
Food Manufacturing
Green and Clean Technologies
Light Manufacturing
Miscellaneous Light Manufacturing
Nonmetallic Mineral Product Manufacturing
Paper, Leather & Allied Product Manufacturing
Printing and Related Support Activities
Research Laboratory
Specialty Trade Contractors
Textile & Textile Product Mills
Urban Agriculture
Utilities
Wood and Furniture Product Manufacturing

Heavy Industrial

Chemical Manufacturing
Electrical Equipment, Appliance, & Component Manufacturing
Fabricated Metal Product Manufacturing
Heavy & Civil Engineering Construction (F)
Machinery Manufacturing
Mining and Extraction (F)
Petroleum & Coal Products Manufacturing (F)
Plastics & Rubber Products Manufacturing
Waste Management & Remediation Services (F)

Creative and Arts Industrial

Art Display Space
Artists' Mixed-Use (F)
Art Use
Accessory Art Use
Concert Hall
Creative Industries and Information Services
Motion Picture, Sound Recording, Publishing & Broadcasting Industries
Studios
Theatre
Arts Trade Uses

***Uses may be allowed, conditional, or forbidden**

Indicates new

Use Table | Existing Nonconformities

Elementary School



Samuel W Mason School

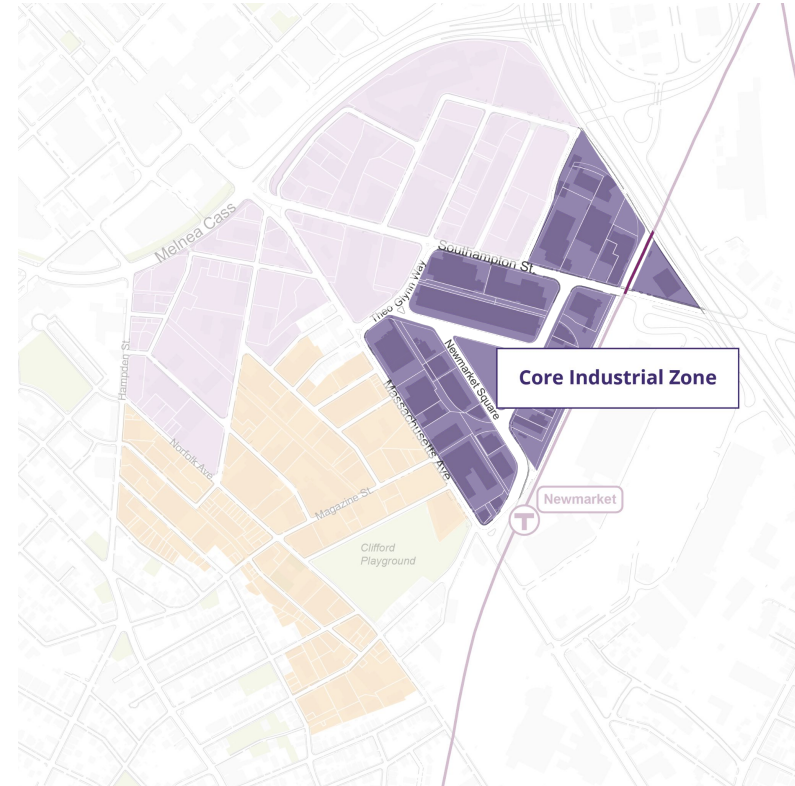
Public Service



City of Boston Fire Headquarters

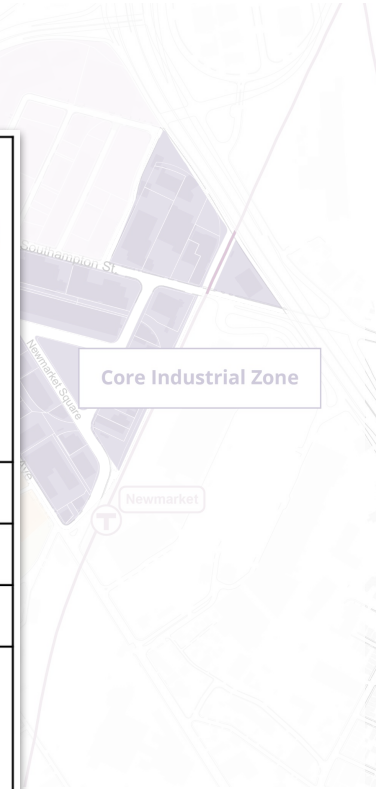
Use Table | Core Industrial

	1st and 2nd Floor	3rd, 4th, and 5th Floors
Light and Heavy Industrial	✓	✓
Trade schools	✓	✓
Creative Industrial Uses	✓ if <25% of square footage	✓
Highly-trafficked commercial e.x. restaurants, bars, retail	✓ if <25% of square footage	✓
Lab + Office	✗	✓
Residential	✗	✗



Use Table | Core Industrial

	1st and 2nd Floor	3rd, 4th, and 5th Floors				
Light and Heavy Industrial	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	Core Industrial Subdistrict		Gateway Industrial Subdistrict	Creative Industrial Subdistrict
Trade schools			First & Second Story	Third Story & Above		
Creative Industrial						
Highly-trafficked commercial e.g. Restaurants, bars	Light Industrial Uses					
	Animal Production	F	F	F	F	F
	Apparel Manufacturing	A	A	A	A	A
Lab + Office	Beverage & Tobacco Product Manufacturing: incl: breweries, distilleries, wineries, tasting rooms, food service; retail is C ¹² ; tobacco is F	A	A	A	A	A
Residential						



Use Table | Core Industrial

	1st and 2nd Floor	3rd, 4th, and 5th Floors
Light and Heavy Industrial	✓	✓
Trade schools	✓	
Creative Industrial Uses	✓ if <25% of square footage	
Highly-trafficked commercial e.x. restaurants, bars, retail	✓ if <25% of square footage	
Lab + Office	X	
Residential	X	X

¹ Conditional if <33% Gross Square Footage

^{2a} Allowed if <20% Gross Floor Area Square Footage; and PS2

² Conditional if <33% Gross Square Footage

³ See Definitions Section 90-158 - "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

⁵ Allowed if ≤25% of Gross Square Footage on the floor it occupies

^{6a} Allowed if <20,000 Gross Square Feet

⁷ Conditional if between 20,000-49,999 Gross Square Feet

^{8a} Forbidden if ≥50,000 Gross Square Feet

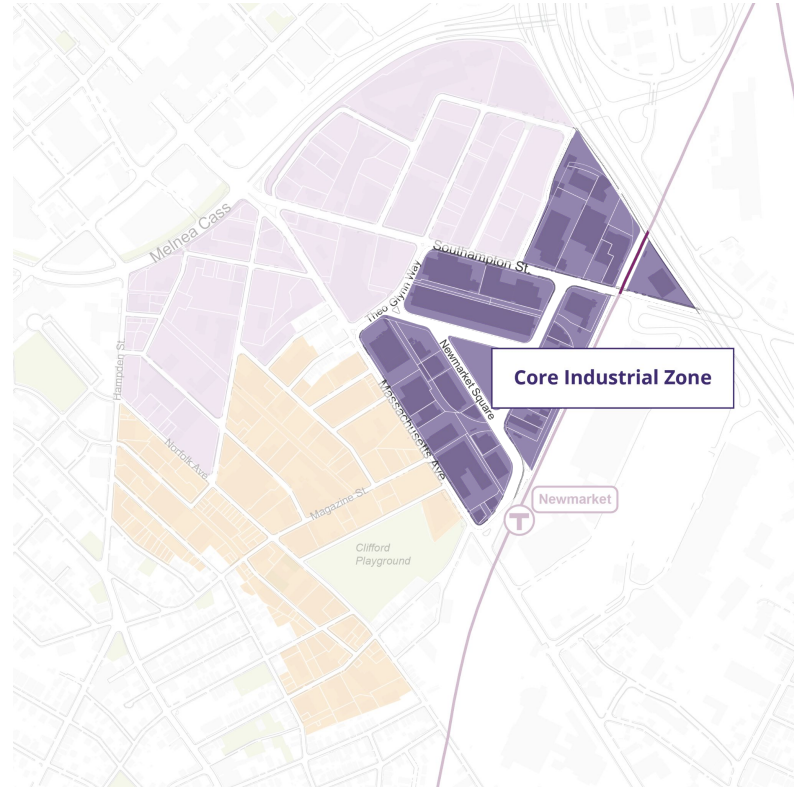
Use Table | Core Industrial

Newly Allowed

Light Manufacturing
Art Display Space
Art Use
Accessory Art Use
Studios
Arts Trade Uses
Bars
Child Care Center
Banking and Postal
Public Service

Newly Forbidden

Artists' Mixed-Use*
Concert Hall
Theatre
Ancillary Parking
Elementary or Secondary School

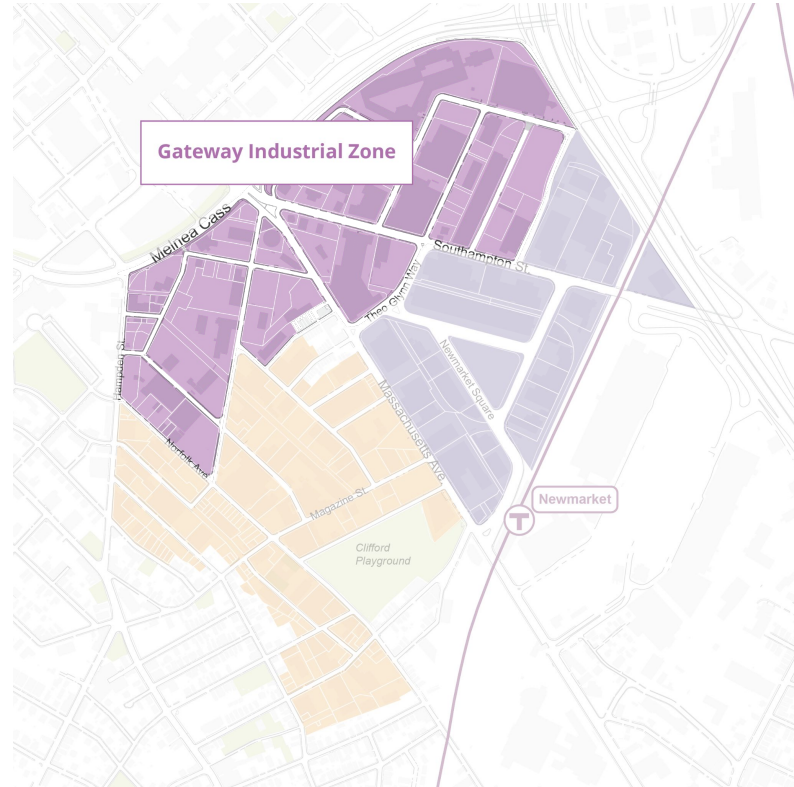


*Artists' Mixed-Use defined in the zoning code as including residential use

Use Table | Gateway Industrial

Light and Heavy Industrial	✓
Trade schools	✓
Creative Industrial Uses	✓
Highly-trafficked commercial e.x. restaurants, bars retail,	✓
Lab + Office	✓
Residential	✗

Must include in at least 15% of square footage



Use Table | Gateway Industrial

Light and Heavy Industrial	✓
Trade schools	✓
Creative Industrial Uses	✓
Highly-trafficked commercial e.x. restaurants, bars retail,	✓
Lab + Office	✓
Residential	X

Must include in at least 15% of square footage



ARTICLE 90 TABLES

TABLE A Newmarket ~~21st Century Industrial-Commercial-Neighborhood~~ District - Use Regulations

For all projects within the Gateway Industrial Subdistrict, a minimum of 15% of the Gross Floor Area must include uses categorized as "Light Industrial Uses", "Heavy/Restricted Industrial Uses", or "Creative Arts Industrial Uses" as defined by Table A below; or Technical and Trade Schools/Centers (Adult).

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	Core Industrial Subdistrict		Gateway Industrial Subdistrict	Creative Industrial Subdistrict
		First & Second Story	Third Story & Above		

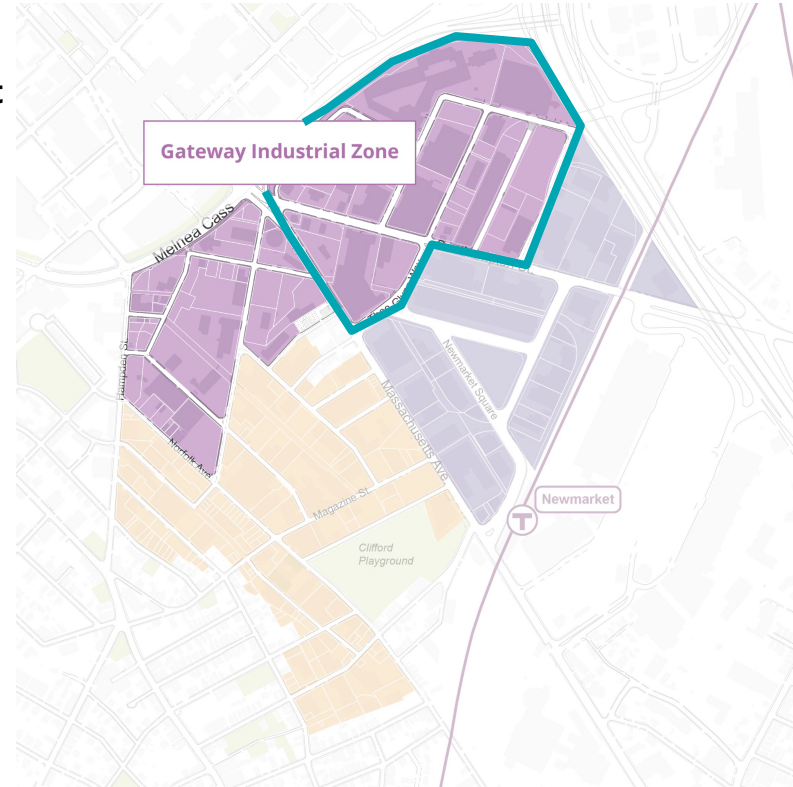
Use Table | Gateway Industrial

Newly Allowed in Newmarket

- Light Manufacturing
- Art Display Space
- Art Use
- Accessory Art Use
- Concert Hall (C)
- Studios
- Theatre (C)
- Arts Trade Uses
- Bars
- Child Care Center
- Banking and Postal
- Public Service

Newly Forbidden in Newmarket

- Artists' Mixed-Use*
- Ancillary Parking
- Elementary or Secondary School



*Artists' Mixed-Use defined in the zoning code as including residential use

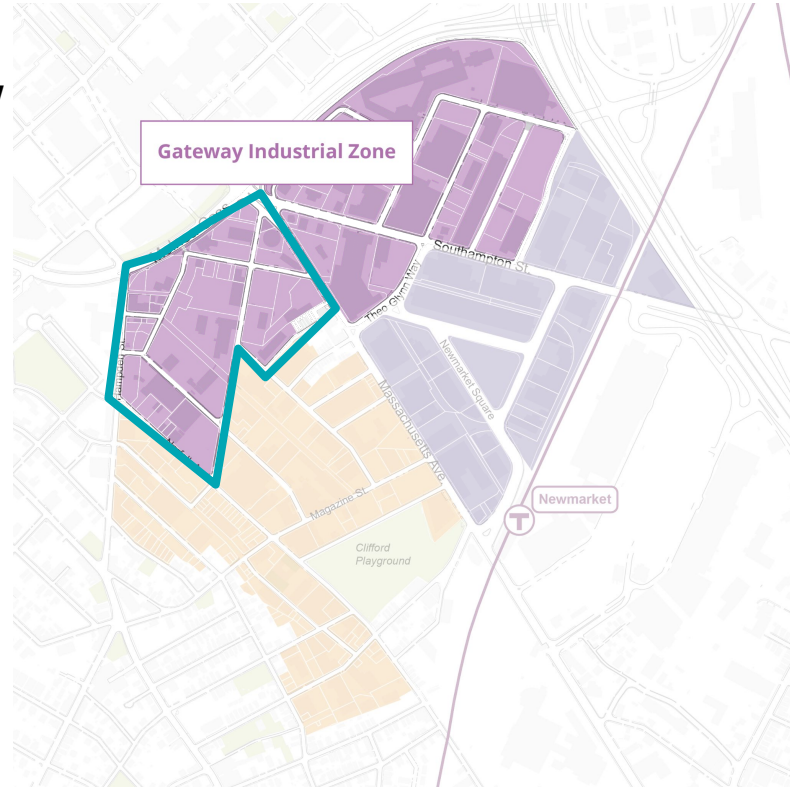
Use Table | Gateway Industrial

Newly Allowed in Former New Market IDA

Accessory Art Use
Concert Hall (C)
Theatre (C)
Arts Trade Uses
Accessory Fitness Centers

Newly Forbidden in Former New Market IDA

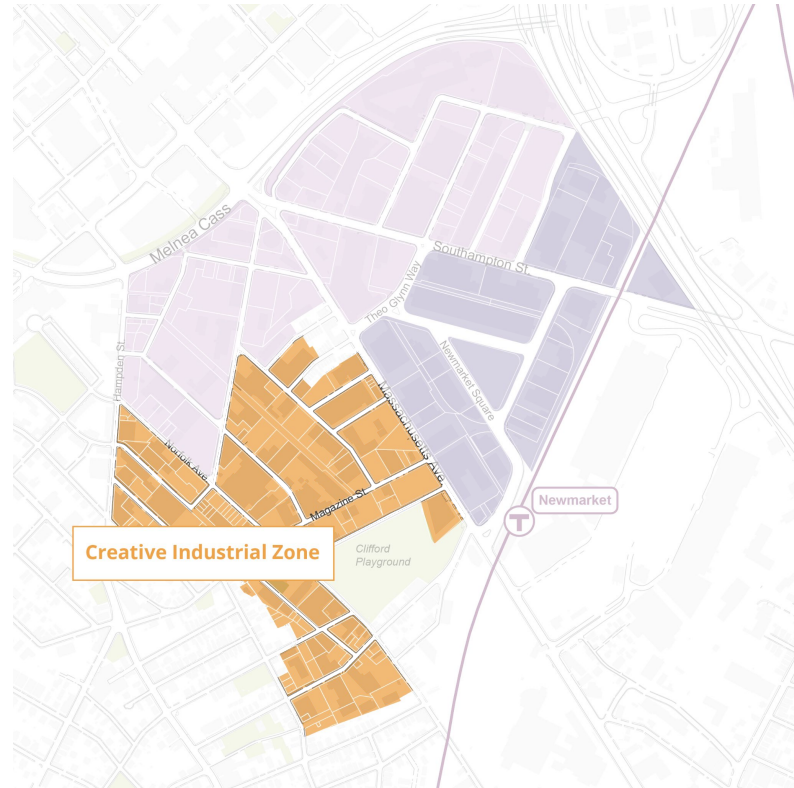
Animal Production
Ancillary Parking
Artists' Mixed-Use*



*Artists' Mixed-Use defined in the zoning code as including residential use

Use Table | Creative Industrial

Light Industrial	✓
Heavy Industrial	✗
Trade schools	✓
Creative Industrial Uses	✓
Highly-trafficked commercial e.x. restaurants, bars retail,	✓
Lab + Office	✓
Residential	✗



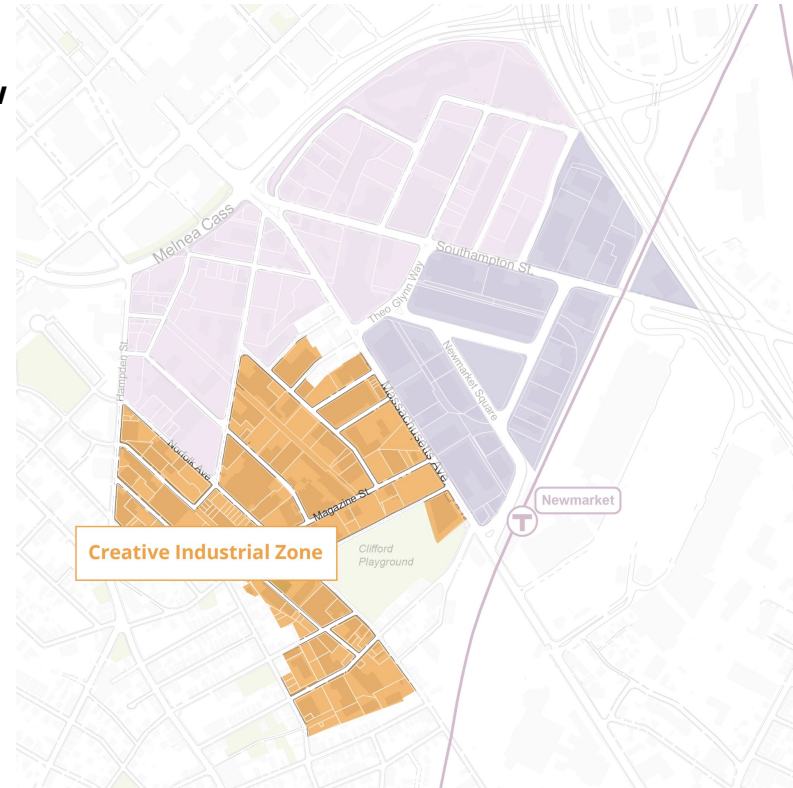
Use Table | Creative Industrial

Newly Allowed in Former New Market IDA

- Accessory Art Use
- Concert Hall (C)
- Theatre (C)
- Arts Trade Uses
- Accessory Fitness Centers
- Ancillary Parking

Newly Forbidden in Former New Market IDA

- Animal Production
- Heavy Industrial Uses
- Artists' Mixed-Use*



*Artists' Mixed-Use defined in the zoning code as including residential use

Dimensional Table

- Removing FAR for Core and Gateway
- Keeping FAR for Creative Industrial (no changes for former New Market IDA area)

TABLE D Newmarket 21st Century Industrial District – Dimensional Regulations

	Core Industrial Subdistrict	Gateway Industrial Subdistrict	Creative Industrial Subdistrict
Maximum Building Height (Stories)	5 stories	8 stories	None
Maximum Building Height (Feet)	140'	140'	65'
Minimum Ground Floor Ceiling Height	21'	21'	None
Minimum Side Yard	None	None ¹	None
Minimum Rear Yard	None	None ²	12'
Maximum Floor Area Ratio	None	None	2.0

Footnotes

1. Minimum side yard setback for side yards abutting residential zoning districts: 20'
2. Minimum rear yard setback for rear yards abutting residential zoning districts: 20'

Dimensional Table | Ground Floor Height

- Requiring minimum 21' ground floor in Core and Gateway
- Amending definition of "Ground Floor Ceiling Height" in Article 2

TABLE D Newmarket 21st Century Industrial District – Dimensional Regulations

	Core Industrial Subdistrict	Gateway Industrial Subdistrict	Creative Industrial Subdistrict
Maximum Building Height (Stories)	5 stories	8 stories	None
Maximum Building Height (Feet)	140'	140'	65'
Minimum Ground Floor Ceiling Height	21'	21'	None
Minimum Side Yard	None	None ¹	None
Minimum Rear Yard	None	None ²	12'
Maximum Floor Area Ratio	None	None	2.0

Footnotes

1. Minimum side yard setback for side yards abutting residential zoning districts: 20'
2. Minimum rear yard setback for rear yards abutting residential zoning districts: 20'

Dimensional Table | Ground Floor Height

- Requiring
minim
grou
Core
- Amer
defin
"Grou
Ceilin
Artic

TABLE D Newmarket 21st Century Industrial District Dimensional Regulations

ARTICLE 2

Modify the definition of "Ground Floor Ceiling Height" in Article 2 as follows:

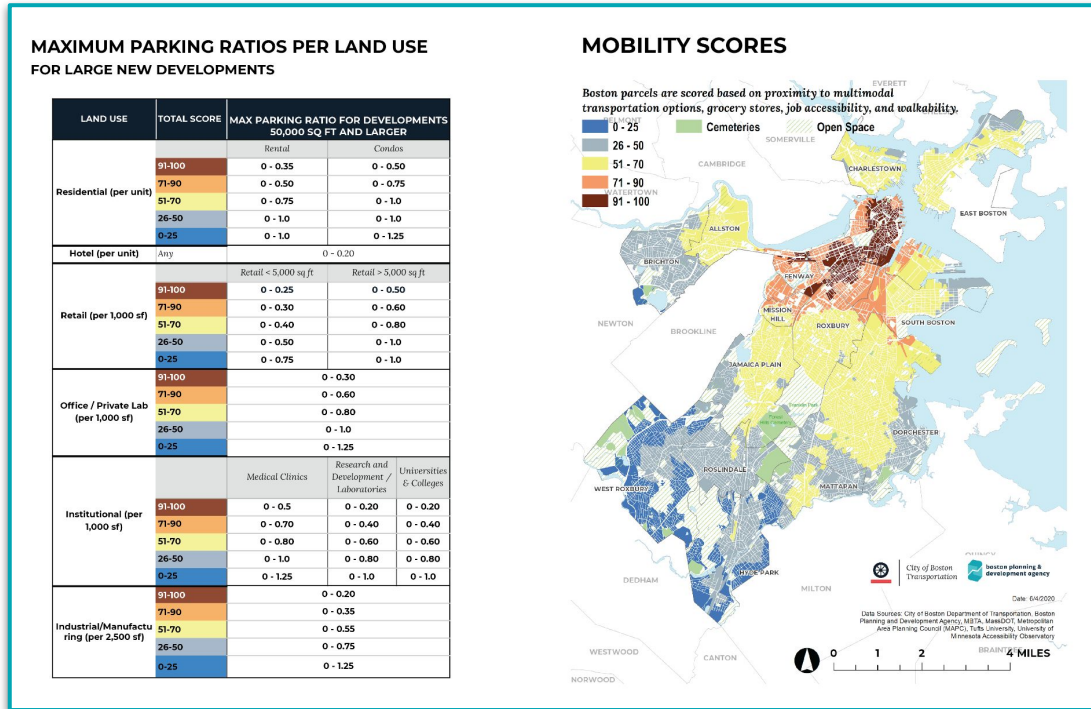
Ground Floor Ceiling Height. The dimension between the predominant ground floor elevation to the underside of the roof or floor structure above ~~height of the underside of the floor structure of the second floor.~~

ARTICLE 90

**NEWMARKET 21ST CENTURY INDUSTRIAL-COMMERCIAL
NEIGHBORHOOD DISTRICT¹**

Miscellaneous | Parking Minimums

Use	Current (per 1,000 sf)	Proposed (per 1,000 sf)
Banking and Postal	1.0	0.3
Elementary or Secondary School	0.7	0.4
Industrial	0.5	0.14
Office	1.0	0.6
Places of Worship	3.0	0.3
Public Service	1.0	0.4
Research and Development	0.5	0.4
Restaurant	4.0	0.3
Retail, Service, and Trade	2.0	0.3
Storage	0.5	0.14
Transportation	0.25	0.14
Wholesale	0.25	0.14



Removed: Child Care Center, Other Community Uses, Junior High School (through 10th grade), Kindergarten, Other Educational Uses, Health Care Uses, Police Station, Fire Station, All other Public Service Uses, Vehicular Uses

Miscellaneous | Text Consolidation

Section 90-1. Statement of Purpose, Goals, and Objectives.

The purpose of this Article is to update the land use table zoning regulations for the core of the Newmarket industrial district. The goals and objectives of this Article and the Newmarket Land Use Table Update Process are to reflect more contemporary uses of the present-day economy, ease permitting, retain and protect core industrial uses, and strengthen the identity of the core industrial district.

The Newmarket Industrial-Commercial Neighborhood District ("NIC District") is the region's economic engine for production and distribution of essential goods and services. It is a centrally located gateway that is in the heart of Boston with easy access to Logan International Airport, downtown Boston, interstate highways 90 and 93, and major public transportation routes. Historically, the NIC District has been Boston's established epicenter for food processing, distribution, other light manufacturing industries, and non-industrial compatible uses which support these industries. More recently, it has also become home to core public/private services; professional, scientific and technical businesses; and health care facilities. Moving forward the NIC District seeks to integrate innovative and environmentally-friendly businesses, and create a diverse and expanding workforce.

As Boston's industrial/commercial backbone, industries within the NIC District typically support businesses elsewhere. As a key employment district, the NIC District strengthens the economy by providing sustainable-wage jobs while encouraging environmentally-responsible businesses. In support of these goals, the City/BRA works with business advocates to provide streamlined permitting, access to incentives, and job-training for established and prospective industries.

Consolidated



Section 90-1. Establishment of Newmarket 21st Century Industrial District ~~Statement of Purpose, Goals, and Objectives.~~

This Section establishes the Newmarket 21st Century Industrial District within a greater geographical area conventionally known as the Newmarket Industrial Area. The District is established to reflect more contemporary uses of the present-day economy, ease permitting, retain and protect core industrial uses, and support the growth of arts, creative, and maker work spaces. Historically, the Newmarket 21st Century Industrial District has been Boston's established epicenter for food processing, distribution, other light manufacturing industries, and non-industrial compatible uses which support these industries. Recently, it has also become the home to core public/private services; and professional, scientific and technical business. Moving forward, the District seeks to maintain and expand these uses, create a diverse and expanding workforce, and foster a creative artist uses.

Section 90-6. Establishment of Newmarket Industrial-Commercial Neighborhood District.

This Section establishes the Newmarket Industrial-Commercial Neighborhood District ("NIC District") within a greater geographical area conventionally known as the Newmarket Industrial Area. The NIC District is established to reflect more contemporary uses of the present-day economy, ease permitting, retain and protect core industrial uses, and strengthen the identity of the core industrial district.

The Newmarket Industrial-Commercial Neighborhood District ("NIC District") is the region's economic engine for production and distribution of essential goods and services. It is a centrally located gateway that is in the heart of Boston with easy access to Logan International Airport, downtown Boston, interstate highways 90 and 93, and major public transportation routes. Historically, the NIC District has been Boston's established epicenter for food processing, distribution, other light manufacturing industries, and non-industrial compatible uses which support these industries. More recently, it has also become home to core public/private services; professional, scientific and technical businesses; and health care facilities. Moving forward the NIC District seeks to integrate innovative and environmentally-friendly businesses, and create a diverse and expanding workforce.

As Boston's industrial/commercial backbone, industries within the NIC District typically support businesses elsewhere. As a key employment district, the NIC District strengthens the economy by providing sustainable-wage jobs while encouraging environmentally-responsible businesses. In support of these goals, the City/BRA works with business advocates to provide streamlined permitting, access to incentives, and job-training for established and prospective industries.

Miscellaneous | Performance Standards

Section 90-9. Use Performance Standards Applicable in Newmarket Industrial-Commercial Neighborhood District.

Within the Newmarket Industrial-Commercial Neighborhood District, the following performance standards requirements shall apply when applicable as indicated by a footnote on the land use regulations Table A. The following effects shall not be allowed as indicated by the appropriate footnote for that set of performance standards.

PS1 Footnote - Compatible, Supportive Non-Industrial Uses

1. Any emission of any air, water, or other pollutants or of radiation or any release of toxic or biohazardous material in violation of federal, state, or local standards or regulations.
2. Any emission beyond the boundaries of the lot that is known to or can be shown to endanger human health or cause significant damage to property or vegetation.
3. Any surface water or groundwater contamination that exceeds any applicable state or federal regulations.

PS2 Footnote - Light Manufacturing Uses

4. Any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting that emanates beyond the boundaries of the lot on which the use is located, is detectable at such distance by human senses without aid of instruments, and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.

PS3 Footnote - Heavy/Restricted Industrial Uses

5. Any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting, that emanates (a) beyond any boundary of the lot that abuts a Residential Use or Subdistrict or a Open Space Use or Subdistrict; or (b) more than twenty (20) feet beyond any boundary of the lot that abuts any subdistrict (other than a Residential Use or Subdistrict or an Open Space Use or Subdistrict) where such use is not designated "A" (allowed) in the applicable table of uses; or (c) more than fifty (50) feet beyond any boundary of the lot that abuts a subdistrict where such use is designated "A" (allowed) in the applicable table of uses; if any such effect is detectable at such distances by human senses without aid of instruments and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.

Section 90-79. Use Performance Standards Applicable in Newmarket 21st Century Industrial-Commercial-Neighborhood District.

For general performance standards applicable to all industrial uses, see the definition of "Performance Standards" set forth in Article 2.

TABLE A Newmarket 21st Century Industrial-Commercial-Neighborhood District - Use Regulations

For all projects within the Gateway Industrial Subdistrict, a minimum of 15% of the Gross Floor Area must include uses categorized as "Light Industrial Uses", "Heavy/Restricted Industrial Uses", or "Creative Arts Industrial Uses" as defined by Table A below; or Technical and Trade Schools/Centers (Adult).

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	Core Industrial Subdistrict		Gateway Industrial Subdistrict	Creative Industrial Subdistrict
		First & Second Story	Second Story & Above		
Light Industrial Uses					
Animal Production	F	F	F	F	F

Next Steps

Friday, September 8th

BPDA Comment Period
Closes

Thursday, September 14th

BPDA Board Meeting

Wednesday, October 11th

Boston Zoning Commission
Meeting

*(public comment period for
20 days before)*

Q&A

Please raise your hand make a comment or ask a question, or type it into the chat.

Thank you!

Please continue to submit comments and questions by September 8th via email to jack.halverson@boston.gov or via phone at 617.918.4461