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OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: PB 2010-03

Date: March 15, 2010

Recommendation: Approval

PLANNING STAFF RECOMMENDATION
PROPOSED ZONING AMENDMENT

Proposal: The proposed ordinance would amend the Somerville Zoning Ordinance to amend the allowable uses, the requirements for special permits for certain uses, and the purpose statements in the IA and IP zones.

Date(s) of Public Hearing: March 4, 2010 (Joint Land Use Committee and Planning Board); Planning Board record open to written comments until Friday, March 12, 2010 at noon; LUC record open to written comments until Wednesday, March 31, 2010 at noon.

I. BACKGROUND & PURPOSE OF THE AMENDMENTS

The purpose of the amendments is to require additional review for some uses in the industrial zones and to eliminate some uses that are currently allowed in their entirety in order to retain land for industrial purposes.

Industrial zoned land in the City of Somerville is under increasing pressure from other uses that are not consistent with the industrial character of the areas. In addition, the City has been reducing the amount of industrially zoned land over the past fifty years from approximately 372 acres to 218 acres. The most significant cause for this shift was the rezoning of Assembly Square from an industrial zone to the Assembly Square Mixed Use District (ASMD) (126 acres rezoned) and the Boynton Yards portion of the Union Square rezoning (28 acres rezoned) which was rezoned for several Transit Oriented Development Districts (TOD)¹. An additional, albeit modest, reduction of

¹ Please note that the TOD135 allows the Light Industrial Cluster of up to 5,000 s.f. by right.



approximately 14,000 s.f. occurred as part of the Broadway rezoning, along Kensington and Garfield Avenues.

Only a portion of the remaining industrially zoned land is currently used for industrial purposes. A recently completed land use inventory found that only 77 acres of land (2.9 percent of total land area in the City) is being occupied by industrial businesses. (Note that MBTA occupied land such as the Boston Engine Terminal and the commuter rail operations support facility in the Inner Belt are not included in these figures).

The industrial areas are categorized into three different zones: IA, IB, and IP. Each zone allows a variation of the type and intensity of the permitted uses. The locations of the different zones are as follows:

- The largest IA zone is located in the Inner Belt and Brickbottom Districts, although smaller IA zones are also located along Somerville Avenue, Franey Road, and in East Somerville near the Stop and Shop site.
- The IP district is located on Central Street at Vernon Street, and also in East Somerville near the Stop and Shop site.
- The IB zone is mapped over the Boston Engine Terminal and the section of Northpoint that is within Somerville boundaries and was recently modified by action of the Board of Aldermen. (No modification to IB zone is being recommended.)

The proposed amendments will modify the table of uses, adjusting what is permitted in the IA and IP zones. A series of additional non-industrial uses that are currently allowed by-right would require a Special Permit. These are identified on the attached proposed ordinance. In addition, the draft ordinance modifies the zoning so that parks and buildings owned by the City of Somerville will be allowed by-right.

II. PUBLIC DISCUSSION & TESTIMONY

On March 4, 2010, the Land Use Committee of the Board of Aldermen and the Planning Board held a joint public hearing to gather testimony on the proposed amendment. A complete version of the testimony can be found in the audio recording of the proceedings. One written comment has been submitted to the Planning Board on this ordinance.

The following summarizes the public comments (C) raised at the public hearing. Staff responses (R) follow. Three members of the public spoke at the hearing.

C-1 – Requiring a special permit for wholesale businesses and storage is too restrictive.

R-1 – Staff recommends a special permit only for wholesale businesses and storage uses that are greater than 25,000 s.f. in size. Wholesale operations typically have very few jobs per square feet and can have a high volume of truck traffic. The special permit process will allow the review the use, employment opportunities, and compatibility of a large-scale operation occupying a significant amount of space in the industrial zoned areas.

C-2 – The redevelopment and promotion of industrial uses in the Ames Envelope campus is supported by the property owner who has no intent to add a funeral home or other uses recommended for elimination in the proposal.

R-2 - The proposed zoning amendment helps to guide the redevelopment of Ames and also represents an opportunity to potentially grow green industrial uses in its place.

The following summarizes the comments and concerns (C) raised by Board Members at the public hearing. Staff responses (R) follow.

C-3 – It seems there are industrial areas that are separated from the neighborhoods, such as the Inner Belt, while others are closer to residences such as Rogers Foam. Should there be different zoning requirements in these areas?

R-3 – This is a question staff has identified, as well, and expects will be addressed through the Comprehensive Plan process that is currently ongoing. The Neighborhoods Subcommittee will be discussing those areas near residences such as Rogers Foam and the area near Stop ‘N Shop while the Corridors, Squares, and Growth Districts will be discussing areas such as Inner Belt and Brickbottom. It is anticipated that guiding policies will be developed through this process that will help the City consider the future of these areas and, if they remain industrial, how they can be compatible with surrounding uses.

The following summarizes the written comments and concerns (C) by the public. Staff responses (R) follow. The Planning Board record was kept open for written testimony until noon on Friday, March 12, 2010. OSPCD received one written comment (see attached). The Land Use Committee record remains open for public comment until Friday, March 31, 2010 at noon.

C-4 – My home . . . overlooks active . . . the Rogers Foam building. I have three young children who play outdoors for hours daily, and I worry about the effects of all of the pollution they breathe in. The big trucks that come to the factory idle longer than the ordinances allow. While I know that is illegal, and I have worked with the city on the issue in the past, the problem always comes back. There is also the noise pollution to consider . . . (I) look at my young children running and playing in our yard and wonder what effects our living environment might have on their growing bodies. I would love to see that space used in some other non-industrial, less noise-and air-polluting way. I am sad to think that we might always have a factory here in the midst of our vibrant family-oriented neighborhood.

R-4 - This is a question staff has identified, as well, and expects will be addressed through the Comprehensive Plan process that is currently ongoing. The proposed zoning amendment is not intended to directly address this particular issue. See response R-3 above.

III. RECOMMENDED CHANGES

OSPCD Staff has had further internal discussions regarding the proposal and are recommending the following two changes to the rezoning proposal:

1) All communications uses that were proposed to be allowed by-right in section 7.11.15.1 should be revised to be allowed by Special Permit only. This will give the SPGA the ability to decide whether these uses are appropriate for a given location. OSPCD is recommending this change because of concerns regarding issues such as job creation, saturation of like uses in an area, the need to have more control over the future build out of communications facilities and the direction of the industrial districts as a whole.

15. COMMUNICATIONS, UTILITY, AND TRANSPORTATION USES		
1. Telephone exchange and facilities serving telecommunications carriers and internet service providers, including but not limited to: switching, relay, and telecommunications data storage and distribution centers (13)*		
a. less than 10,000 s.f. of gross floor area (13)*	Y SP	SP
b. 10,000 s.f. to 24,999 s.f. of gross floor area (13)*	Y SP	SPD SP
c. 25,000 s.f. or more of gross floor area (13)*	SPSR	SPSR

2) The General Industrial use from 10,000 to 24,999 g.s.f. (section 7.11.14.B.1.b) should require a special permit in order to address an issue with the existing zoning that would allow this use by-right while requiring a Special Permit for a less intensive Light Industrial use of the same size.

B. GENERAL INDUSTRIAL		
General industrial uses, including manufacturing, assembly, and processing or other industrial operation, such as, but not limited to, the following: food products manufacture, machine or woodworking shop, printing and publishing operation, or metal finishing		
1. Conducted entirely within an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building and disposed of so as not to create a nuisance or hazard to safety or health; and further provided that no noise or vibration is perceptible without instruments at a distance greater than 50 feet from the lot line		
a. less than 10,000 s.f. of gross floor area	Y	Y
b. 10,000 to 24,999 s.f. of gross floor area	Y SP	Y SP

IV. PLANNING STAFF RECOMMENDATION

Planning Staff find that the proposed zoning would promote desirable options for industrial uses in the City. This zoning amendment is part of a larger effort that needs to be made to support and retain our industrial and manufacturing sectors.

The Planning Staff recommend that the proposed zoning be **APPROVED** as amended in Section III, above.

- Enclosures:
1. Original Ordinance
 2. Memo to Mayor dated February 11, 2010
 3. Ordinance with Amendments Proposed in Section III
 4. Written comment received by the Planning Board

CITY OF SOMERVILLE
ORDINANCE NO. _____
IN THE BOARD OF ALDERMEN: _____

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO AMEND THE ALLOWABLE USES, THE REQUIREMENT FOR SPECIAL PERMITS FOR CERTAIN USES, AND THE PURPOSE STATEMENTS IN THE IA AND IP ZONES

WHEREAS, the review of the permitted uses in industrial zones found many uses unrelated to industry and manufacturing activity; and,

WHEREAS, the purpose of the industrial zoning is to establish and preserve areas for industrial and related uses; and,

WHEREAS, it is important to ensure that land will be preserved for industrial uses that contribute to the city in the form of the jobs and tax revenue; and

WHEREAS, uses unrelated to industrial and commercial activity should not be allowed in IA, and IP zoning districts; and,

WHEREAS, uses that may create conflicts with industrial and commercial activity should require a special permit so as not to impact opportunities for industrial uses;

THEREFORE, be it adopted by the Board of Aldermen, in session assembled, that the below listed sections of the Somerville Zoning Ordinance are hereby amended as identified.

1. Article 6: Establishment of Zoning Districts, Section 6.1.8 and Section 6.1.10 are hereby amended as follows (additions are underlined and deletions are ~~crossed out~~):

6.1.8. IA – Industrial Districts.

Purpose. To establish and preserve areas for industrial and related uses which are not incompatible with commercial uses; uses which are most appropriately located as neighbors of industrial uses including living and studio space of artists; and uses which are necessary to service the immediate needs of industrial establishments in those areas, ~~and accessory uses to industrial uses such as day care centers, cafeterias, health facilities, and the like.~~

6.1.10. IP – Industrial Park Districts.

Purpose. To provide the opportunity for development in an environment free of excessive noise, odor, smoke, dust, glare, heat, visual disarray, or other nuisance. The specific goals of the Industrial Park Zoning District area as follows:

- Encourage the development of light intensity, clean industry, including high technology, green technology, clean energy and specialty manufacturing, serving the expansion and diversification of the local economy;

- Provide quality employment opportunities for Somerville residents;
- Provide and protect appropriate locations with adequate transportation access for light intensity industry;
- Reduce conflicts between industrial uses and other commercial uses that may not be compatible with adjacent industrial use; conflicting land uses which detrimentally affect surrounding properties and neighborhoods;
- Provide appropriate buffers of green space, structural screens between industrial and residential areas; and
- Insure that industrial development is an aesthetic compliment to the City of Somerville.

2. Article 7: Permitted Uses, Section 7.11 Table of Permitted Uses is hereby amended as follows (additions are underlined and deletions are ~~crossed out~~):

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
5. INSTITUTIONAL USES		
B. Permitted institutional uses		
1. School, kindergarten, after school center which is not in item 5.a.2. above		
a. less than 10,000 s.f. of gross floor area	SP	-
b. 10,000 s.f. or more of gross floor area	SPSR	-
2. Library, museum, art gallery		
a. less than 10,000 s.f. of gross floor area	SP	SP
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
3. Hospital		
a. less than 10,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Non-profit community center (e.g. YMCA)		
a. less than 10,000 s.f. of gross floor area	SP	SP
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. Private, non-profit club or lodge for members only		
a. less than 10,000 s.f. of gross floor area	SP	SP
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
7. Buildings and uses owned by the City of Somerville		
a. less than 10,000s.f. of gross floor area	Y	Y
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. RECREATIONAL USES		
1. Public park, playground, recreational area		
a. less than 10,000 s.f. of gross floor area	Y	Y
b. 10,000 s.f. or more of gross floor area	SPSR <u>Y</u>	SPSR <u>Y</u>
2. Private, non-profit outdoor recreational facility		
a. less than 10,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
3. Commercial health, exercise, racquet, weight reduction, bowling or similar facility		
a. less than 10,000 s.f. of gross floor area	¥ <u>SP</u> <u>SR</u>	¥ <u>SPSR</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Marinas and dry boat storage		
a. less than 10,000 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
7. OFFICE USES†		
1. Office, other than medical		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Medical office, medical or health clinic		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
8. BUSINESS SERVICES		
1. Beauty salon, barber shop, tailor, dressmaker, shoe repair†		
a. less than 5,000 s.f. of gross floor area	¥ -	¥ -
b. 5,000 to 9,999 s.f. of gross floor area	¥ -	¥ -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
2. Laundry or dry cleaning: †		
a. Self-service laundromat or dry cleaning; pick-up station with processing done elsewhere		
a. less than 5,000 s.f. of gross floor area	¥ -	¥ -
b. 5,000 to 9,999 s.f. of gross floor area	¥ -	¥ -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
b. Laundry or dry cleaning with processing on the premises, provided only non-flammable solvents are used for cleaning;		
a. less than 5,000 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
b. 5,001 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
3. Real estate sales or rental, travel agency, insurance agency, ticket agency		
a. less than 5,000 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
4. Bank or credit union with or without an automatic teller machine but with no drive-up window†		
a. less than 5,000 s.f. of gross floor area	¥ -	¥ -
b. 5,000 to 9,999 s.f. of gross floor area	¥ -	¥ -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
5. Bank or credit union with drive-up window		
a. less than 5,000 s.f. of gross floor area	SP -	SP -
b. 5,000 to 9,999 s.f. of gross floor area	SP -	SP -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
6. Photocopying, reproduction and photographic services including commercial photography, but not commercial printing†		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
7. Repair of household appliances, small tools or equipment		
a. less than 5,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
8. Funeral parlor		
a. less than 5,000 sf of gross floor area	Y -	Y -
b. 5,000 to 9,999 sf of gross floor area	Y -	Y -
c. 10,000 sf or more of gross floor area	SPSR -	SPSR -
9. For-profit school for instruction in arts, skills, or vocational training†		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
10. Newspaper distribution agency		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
11. Office of veterinarian†		
a. less than 5,000 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 sf or more of gross floor area	SPSR	SPSR
12. Pet store		
a. less than 5,000 s.f. of gross floor area	Y -	Y -
b. 5,000 to 9,999 s.f. of gross floor area	SP -	SP -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
13. Tattoo, Body Piercing, and/or Scarification Facilities (14)* (15)*		
a. less than 2,500 s.f. of gross floor area	SPD	SPD
b. 2,500 to 4,999 s.f. of gross floor area	SPD	SPD
c. 5,000 s.f. or more of gross floor area	SPSR	SPSR
9. SALES OR RENTAL OF GOODS OR EQUIPMENT		
1. Store selling convenience and grocery goods such as food, candy, newspapers, tobacco products†		
a. less than 5,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
2. General merchandise, department store, supermarket†		
a. less than 5,000 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 sf or more of gross floor area	SPSR -	SPSR -
3. Specialty food stores but not that intended for consumption on the premises, including candy store, meat market, delicatessen, or bakery but not a fast food service. †		
a. less than 5,000 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
b. 5,000 to 9,999 sf of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 sf or more of gross floor area	<u>SPSR</u> -	<u>SPSR</u> -
4. Package liquor store, with no consumption of beverages on the premises†		
a. less than 5,000 s.f. of gross floor area	¥ -	¥ -
b. 5,000 to 9,999 s.f. of gross floor area	¥ -	¥ -
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u> -	<u>SPSR</u> -
5. Store selling or renting goods such as books, stationary, drugs, sporting goods, including bicycles and accessories , jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, apparel, fabrics, and the like that are typically of a size a customer can carry by hand. †		
a. less than 5,000 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u> -	<u>SPSR</u> -
6. Store selling or renting video tapes†		
a. less than 2,500 s.f. of gross floor area	¥ -	¥ -
b. 2,500 to 4,999 s.f. of gross floor area	¥ -	¥ -
c. 5,000 to 9,999 s.f. of gross floor area	<u>SP</u> -	<u>SP</u> -
d. 10,000 s.f. or more of gross floor area	<u>SPSR</u> -	<u>SPSR</u> -
7. Store selling furniture, home furnishings carpets, or home appliances and equipment, including audio computer, and video equipment†		
a. less than 5,000 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u>	<u>SPSR</u>
8. Store selling hardware, paint, wallpaper, lawn and garden supplies†		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u>	<u>SPSR</u>
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	<u>SP</u>	<u>SP</u>
9. Building and construction materials store		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u>	<u>SPSR</u>
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	<u>SP</u>	<u>SP</u>
10. Commercial greenhouse or nursery		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u>	<u>SPSR</u>
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	<u>SP</u>	<u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	<u>SPD</u>	<u>SPD</u>

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
11. Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools†		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
12. Farmers' market or roadside stand selling agricultural products (indoor or outdoor) †		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
13. Crafts related store selling jewelry, T-shirts, crafts, etc. where production occurs on premises		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
10. EATING, DRINKING, AND TRANSIENT ACCOMMODATIONS		
1. Restaurant, other than fast order food (16)*		
1. All operations conducted entirely within an enclosed building		
a. less than 2,500 sf of gross floor area	Y	Y
b. 2,500 to 4,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 5,000 or more of gross floor area	Y <u>SP</u>	Y <u>SP</u>
d. 10,000 sf or more of gross floor area	SPSR <u>-</u>	SPSR <u>-</u>
2. Fast order food establishments with no drive-up service, including franchises, sub shops, pizza shops and the like (16)*		
a. less than 2,500 sf of gross floor area	Y	Y
b. 2,500 to 4,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 5,000 or more of gross floor area	SPSR	SPSR
4. Caterer preparing meals for consumption off site†		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Hotel, motel		
a. less than 10,000 s.f. of gross floor area	Y <u>SPSR</u>	Y <u>SPSR</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. Bar, tavern, drinking establishment, nightclub, dance hall, entertainment facility, convention center		
a. less than 2,500 s.f. of gross floor area	SP	SP
b. 2,500 to 4,999 s.f. of gross floor area	SP	SP
c. 5,000 s.f. of gross floor area	SPSR <u>-</u>	SPSR <u>-</u>
12. COMMERCIAL AND INDUSTRIAL SERVICES		

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
1. Laundry or dry-cleaning processing center where clothes, carpets or other fabrics are washed or cleaned, excluding customer drop-off and pick-up or self-service facility		
a. less than 5,000 s.f. of gross floor area	Y SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Bakery, wholesale		
a. less than 5,000 s.f. of gross floor area	Y	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
3. Industrial services such as machine shop, welding		
a. less than 5,000 s.f. of gross floor area	Y	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
4. Self-storage facility		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Distribution center, parcel delivery, commercial mail delivery center		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SPD	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. Shop and storage facilities for tradesmen such as carpenter, plumber, electrician, etc. engaged in the construction and repair of residential buildings and other light frame structures with incidental sale of building materials or products on the premises		
1. Operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
7. Office, yard and storage facilities for construction company such as a general contractor, landscape contractor		
1. Operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
8. Sale and repair of heating equipment but not including bulk storage of fuel oil		
1. Operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
a. less than 5,000 s.f. of gross floor area	SP	SP
9. Bottle redemption center or collection center for recycling of non-hazardous materials such as glass, aluminum, paper		
a. less than 5,000 s.f. of gross floor area	SP	SP
10. Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
13. WHOLESALE BUSINESS AND WHOLESALE STORAGE		
1. Wholesale business or storage, including office, sales and display space of such a business, provided that not more than 25 percent of the gross floor area is used for assembly of products, but not including wholesale storage of flammable liquids, gas or explosives		
1. All operations conducted entirely within an enclosed building		
a. less than 25,000 s.f. of gross floor area	Y SP	Y SP
b. 25,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
14. INDUSTRIAL USES		
A. LIGHT INDUSTRIAL		
Light manufacturing when the processes involved are limited to assembly or finishing work of electronic products, appliances, hand tools, furniture, and the like		
1. Conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 to 24,999 s.f. of gross floor area	SP	SP
d. 25,000 s.f. or more of gross floor area	SPSR	SPSR
2. Conducted, in part or in whole, outside an enclosed building, provided in compliance with the Noise Ordinance		
a. less than 5,000 s.f. of gross floor area	SP	SPSR
B. GENERAL INDUSTRIAL		
General industrial uses, including manufacturing, assembly, and processing or other industrial operation, such as, but not limited to, the following: food products manufacture, machine or woodworking shop, printing and publishing operation, or metal finishing		
1. Conducted entirely within an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building and disposed of so as not to create a nuisance or hazard to safety or health; and further provided that no noise or vibration is perceptible without instruments at a distance greater than 50 feet from the lot line		
a. less than 10,000 s.f. of gross floor area	Y	Y

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
b. 10,000 to 24,999 s.f. of gross floor area	Y	Y
c. 25,000 s.f. or more of gross floor area	SPSR	SPSR
2. Conducted, in part or in whole, outside an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the premises or disposed of so as not to create a nuisance or hazard to safety or health;		
a. less than 5,000 s.f. of gross floor area	SP	SPSR
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
D. OTHER INDUSTRIAL USES		
Manufacturing use, including product research, development and testing activities conducted inside an enclosed building such as, but not limited to, biotechnology.		
a. less than 10,000 s.f. of gross floor area	Y	Y
b. 10,000 to 24,999 s.f. of gross floor area	Y	Y
c. 25,000 s.f. or more of gross floor area	SPSR	SPSR
15. COMMUNICATIONS, UTILITY, AND TRANSPORTATION USES		
1. Telephone exchange and facilities serving telecommunications carriers and internet service providers, including but not limited to: switching, relay, and telecommunications data storage and distribution centers (13)*		
a. less than 10,000 s.f. of gross floor area (13)*	Y	SP
b. 10,000 s.f. to 24,999 s.f. of gross floor area (13)*	Y	SPD
c. 25,000 s.f. or more of gross floor area (13)*	SPSR	SPSR
2. Radio or television studio without transmitting or receiving towers		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 s.f. or more of gross floor area	SPSR	SPSR
3. Wireless Communications Facility	SP	SP
4. Commercial ambulance service		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 s.f. or more of gross floor area	SPSR	SPSR
5. Railroad terminals and yards, including operations conducted outside enclosed buildings		
a. less than 25,000 s.f. of gross floor area	-	-
b. 25,000 s.f. or more of gross floor area	-	-
7. Substation and Pumping Station		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 s.f. or more of gross floor area	SPSR	SPSR
16. ACCESSORY COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL USES (11)*		
1. Accessory retail or business service uses in an apartment dwelling, hotel, motel, office, institutional use or industrial building	Y	Y
2. Trailer or other mobile structure used for an accessory use, but excluding temporary construction structure		
a. for up to one year	Y	Y
b. for more than one year	SP	SP
3. Accessory assembly or light manufacturing, in conjunction with a permitted business, retail, wholesale or institutional use	Y	Y



CITY OF SOMERVILLE, MASSACHUSETTS
Office of Strategic Planning and Community Development
JOSEPH A. CURTATONE, MAYOR

Office of the Executive Director

MEMORANDUM

TO: Joseph A. Curtatone, Mayor

FROM: Monica R. Lamboy 

DATE: February 11, 2010

SUBJECT: AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO AMEND THE ALLOWABLE USES, THE REQUIREMENT FOR SPECIAL PERMITS FOR CERTAIN USES, AND THE PURPOSE STATEMENTS IN THE IA AND IP ZONES

The Office of Strategic Planning and Community Development respectfully requests that you forward to the Board of Aldermen a proposal to amend the Somerville Zoning Ordinance that would require additional review of uses allowed in the IA and IP industrial zones. This proposal will amend the Table of Permitted Uses (Table 7.11) to require additional review for some uses in the industrial zones and to eliminate some uses that are currently allowed in their entirety in order to retain land for industrial purposes while the City is preparing its Comprehensive Master Plan

BACKGROUND

Industrial Land in Somerville

Industrial zoned land in the City of Somerville is under increasing pressure from other uses that are not consistent with the industrial character of the areas. In addition, the City has been reducing the amount of industrially zoned land over the past fifty years from 5 approximately 372 acres to 218 acres. The most significant cause for this shift was the rezoning of Assembly Square from an industrial zone to the Assembly Square Mixed Use District (ASMD) (126 acres rezoned) and the Boynton Yards portion of the Union Square rezoning (28 acres rezoned) which was rezoned for several Transit Oriented Development Districts (TOD)¹. An additional, albeit modest, reduction of approximately 14,000 s.f. will occur as part of the proposed Broadway rezoning, along Kensington and Garfield Avenues, where certain residentially occupied

¹ Please note that the TOD135 allows the Light Industrial Cluster of up to 5,000 s.f. by right.

properties in East Somerville that were mapped with industrial zoning are now recommended for residential zoning in order to retain the existing character of the streets.

That said, only a portion of the industrially zoned land is currently used for industrial purposes. A recently completed land use inventory found that only 77 acres of land (2.9 percent of total land area) is being occupied by industrial businesses. (Note that MBTA occupied land such as the Boston Engine Terminal and the commuter rail operations support facility in the Inner Belt are not included in these figures).

Regional and National Economic Trends

For a half a century, large scale industrial and manufacturing businesses have shifted their operations outside of the U.S. which has had an impact on the national and regional economies. Many of Somerville's neighbors have had to identify new ways to reuse older mill buildings and industrial facilities. Although Somerville has experienced less impact, the closure of the Assembly Square auto manufacturing facility negatively affected that quadrant of the city for decades.

Industrial uses today are different in their nature than those of the past. Bio-technology, clean energy, green technology, and craft and specialty manufacturing have been growing in the region, often retrofitting and occupying the older industrial buildings. In Somerville, those types of uses, as well as more traditional industrial uses such as wholesale warehousing, are a meaningful part of the local economy. Based on FY2009 assessor's data, tax revenue derived from industrial uses account for over \$5 million, approximately 5.4 percent of the total annual levy. In addition, industrial-type jobs within the city employ approximately 1,175 people, approximately 5.5 percent of all the jobs located in Somerville. Some of Somerville's most dynamic and rapidly growing businesses, such as Taza Chocolate and Second Wind, are industrial businesses. Somerville is also being increasingly recognized for custom manufacturing businesses making bicycles and guitars in various parts of the city. However, finding space for these businesses to locate and grow has been difficult. In the past year, staff was approached by a specialty printing operation that wished to move 26 employees to Somerville, but was unable to find a location for the operation. Similarly, an artist glass blowing operation could not find a home locally.

OSPCD, through the assistance of the Harvard Kennedy School, is in the process of preparing a report on the future of manufacturing in Somerville. This report will include interviews with existing businesses and an understanding of regional and local trends in manufacturing and will be completed later this spring. However, as is clear, today, the 100 or so acres of industrial land presently remaining are a somewhat precious commodity.

Implications of Citywide Planning Process

As the Board of Aldermen is aware, the City is currently in the process of developing a citywide Comprehensive Master Plan that will plan for the future of Somerville from 2010 to 2030. One of the concepts that has already arisen through the Visioning process is that increasing the number of jobs and economic opportunity in the city is important to residents and business persons alike. Those areas that are currently zoned industrial – Inner Belt, Brickbottom, in the

vicinity of Ames Envelope, and along Somerville Avenue - are important to the economic future of Somerville.

At present, it is recommended that until the Comprehensive Plan is completed and any zoning changes adopted, the City act conservatively to preserve opportunities for industrial and commercial development before they are further eroded by incompatible uses.

Unfortunately the Somerville Zoning Ordinance (SZO) currently allows for a variety of uses by-right in industrial districts that are not compatible with industrial uses, such as liquor stores, retail operations, restaurants, and beauty salons. Allowing these uses to anchor within industrial zones without proper review contributes to the scarcity of space for industrial activities, generates opposition when viable industrial businesses are locating in these districts and limits the opportunity for modern industrial uses to root and grow.

Sadly, Ames Envelope's recent announcement that it has sold its operation and will be closing its doors locally ends the history of a venerable local business, but also represents an opportunity to potentially grow green industrial uses in its place. Unfortunately, unless the SZO is amended, the City will have limited authority over what uses will be allowed within the Ames campus.

EXISTING ZONES & PROPOSED AMENDMENTS

The industrial areas are categorized into three different zones: IA, IB, and IP. Each zone allows a variation of the type and intensity of the permitted uses. The locations of the different zones are as follows:

- The largest IA zone is located in the Inner Belt and Brickbottom Districts, although smaller IA zones are also located along Somerville Avenue, Franey Road, and in East Somerville near the Stop and Shop site.
- The IP district is located on Central Street at Vernon Street, and also in East Somerville near the Stop and Shop site.
- The IB zone is mapped over the Boston Engine Terminal and the section of Northpoint that is within Somerville boundaries and was recently modified by action of the Board of Aldermen. (No modification to IB zone is being recommended.)

The proposed amendments will modify the table of uses, adjusting what is permitted in the IA and IP zones. Specifically, the following uses are recommended for elimination from the Use Table (see Attachment I, proposed ordinance):

- Self-service Laundromat or drycleaning;
- Real estate sales or rental, travel agency, etc. (10,000 s.f. or more)
- Bank or credit union with no drive-up window;
- Bank or credit union with drive-up window;
- Funeral parlor;
- Pet store;
- Store selling convenience and grocery goods (10,000 s.f. or more);
- General merchandise, department store, supermarket (10,000 s.f. or more);
- Specialty food stores...including candy store, meat market (10,000 s.f. or more);

- Package liquor store;
- Store selling or renting goods such as books, stationary, drugs, sporting goods, etc. (10,000 s.f. or more)
- Store selling or renting video tapes;
- Restaurant, other than fast food order (10,000 s.f. or more)

A series of non-industrial uses that are currently allowed by-right would require a Special Permit. These are identified on the attached proposed ordinance.

In addition, the draft ordinance modifies the zoning so that parks and buildings owned by the City of Somerville be allowed by-right.

RECOMMENDATION

It is recommended that the Board of Alderman approve the attached ordinance that amends the SZO to require Special Permits for certain non-industrial uses, to eliminate certain non-industrial uses outright, and to amend the purpose statements in the IA and IP Districts.

CITY OF SOMERVILLE
ORDINANCE NO. _____
IN THE BOARD OF ALDERMEN: _____

**AN ORDINANCE AMENDING THE SOMERVILLE ZONING
ORDINANCE TO AMEND THE ALLOWABLE USES, THE
REQUIREMENT FOR SPECIAL PERMITS FOR CERTAIN USES, AND
THE PURPOSE STATEMENTS IN THE IA AND IP ZONES**

WHEREAS, the review of the permitted uses in industrial zones found many uses unrelated to industry and manufacturing activity; and,

WHEREAS, the purpose of the industrial zoning is to establish and preserve areas for industrial and related uses; and,

WHEREAS, it is important to ensure that land will be preserved for industrial uses that contribute to the city in the form of the jobs and tax revenue; and

WHEREAS, uses unrelated to industrial and commercial activity should not be allowed in IA, and IP zoning districts; and,

WHEREAS, uses that may create conflicts with industrial and commercial activity should require a special permit so as not to impact opportunities for industrial uses;

THEREFORE, be it adopted by the Board of Aldermen, in session assembled, that the below listed sections of the Somerville Zoning Ordinance are hereby amended as identified.

1. Article 6: Establishment of Zoning Districts, Section 6.1.8 and Section 6.1.10 are hereby amended as follows (additions are underlined and deletions are ~~crossed out~~):

6.1.8. IA – Industrial Districts.

Purpose. To establish and preserve areas for industrial and related uses which are not incompatible with commercial uses; uses which are most appropriately located as neighbors of industrial uses including living and studio space of artists; and uses which are necessary to service the immediate needs of industrial establishments in those areas, ~~and accessory uses to industrial uses such as day care centers, cafeterias, health facilities, and the like.~~

6.1.10. IP – Industrial Park Districts.

Purpose. To provide the opportunity for development in an environment free of excessive noise, odor, smoke, dust, glare, heat, visual disarray, or other nuisance. The specific goals of the Industrial Park Zoning District area as follows:

- Encourage the development of light intensity, clean industry, including high technology, green technology, clean energy and specialty manufacturing, serving the expansion and diversification of the local economy;

- Provide quality employment opportunities for Somerville residents;
- Provide and protect appropriate locations with adequate transportation access for light intensity industry;
- Reduce conflicts between industrial uses and other commercial uses that may not be compatible with adjacent industrial use; conflicting land uses which detrimentally affect surrounding properties and neighborhoods;
- Provide appropriate buffers of green space, structural screens between industrial and residential areas; and
- Insure that industrial development is an aesthetic compliment to the City of Somerville.

2. Article 7: Permitted Uses, Section 7.11 Table of Permitted Uses is hereby amended as follows (additions are underlined and deletions are ~~crossed out~~):

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
5. INSTITUTIONAL USES		
B. Permitted institutional uses		
1. School, kindergarten, after school center which is not in item 5.a.2. above		
a. less than 10,000 s.f. of gross floor area	SP	-
b. 10,000 s.f. or more of gross floor area	SPSR	-
2. Library, museum, art gallery		
a. less than 10,000 s.f. of gross floor area	SP	SP
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
3. Hospital		
a. less than 10,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Non-profit community center (e.g. YMCA)		
a. less than 10,000 s.f. of gross floor area	SP	SP
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. Private, non-profit club or lodge for members only		
a. less than 10,000 s.f. of gross floor area	SP	SP
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
7. Buildings and uses owned by the City of Somerville		
a. less than 10,000s.f. of gross floor area	Y	Y
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. RECREATIONAL USES		
1. Public park, playground, recreational area		
a. less than 10,000 s.f. of gross floor area	Y	Y
b. 10,000 s.f. or more of gross floor area	SPSR <u>Y</u>	SPSR <u>Y</u>
2. Private, non-profit outdoor recreational facility		
a. less than 10,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
3. Commercial health, exercise, racquet, weight reduction, bowling or similar facility		
a. less than 10,000 s.f. of gross floor area	¥ <u>SP</u> <u>SR</u>	¥ <u>SPSR</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Marinas and dry boat storage		
a. less than 10,000 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
7. OFFICE USES†		
1. Office, other than medical		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Medical office, medical or health clinic		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
8. BUSINESS SERVICES		
1. Beauty salon, barber shop, tailor, dressmaker, shoe repair†		
a. less than 5,000 s.f. of gross floor area	¥ -	¥ -
b. 5,000 to 9,999 s.f. of gross floor area	¥ -	¥ -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
2. Laundry or dry cleaning: †		
a. Self-service laundromat or dry cleaning; pick-up station with processing done elsewhere		
a. less than 5,000 s.f. of gross floor area	¥ -	¥ -
b. 5,000 to 9,999 s.f. of gross floor area	¥ -	¥ -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
b. Laundry or dry cleaning with processing on the premises, provided only non-flammable solvents are used for cleaning;		
a. less than 5,000 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
b. 5,001 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
3. Real estate sales or rental, travel agency, insurance agency, ticket agency		
a. less than 5,000 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
4. Bank or credit union with or without an automatic teller machine but with no drive-up window†		
a. less than 5,000 s.f. of gross floor area	¥ -	¥ -
b. 5,000 to 9,999 s.f. of gross floor area	¥ -	¥ -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
5. Bank or credit union with drive-up window		
a. less than 5,000 s.f. of gross floor area	SP -	SP -
b. 5,000 to 9,999 s.f. of gross floor area	SP -	SP -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
6. Photocopying, reproduction and photographic services including commercial photography, but not commercial printing†		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
7. Repair of household appliances, small tools or equipment		
a. less than 5,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
8. Funeral parlor		
a. less than 5,000 sf of gross floor area	Y -	Y -
b. 5,000 to 9,999 sf of gross floor area	Y -	Y -
c. 10,000 sf or more of gross floor area	SPSR -	SPSR -
9. For-profit school for instruction in arts, skills, or vocational training†		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
10. Newspaper distribution agency		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
11. Office of veterinarian†		
a. less than 5,000 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 sf or more of gross floor area	SPSR	SPSR
12. Pet store		
a. less than 5,000 s.f. of gross floor area	Y -	Y -
b. 5,000 to 9,999 s.f. of gross floor area	SP -	SP -
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
13. Tattoo, Body Piercing, and/or Scarification Facilities (14)* (15)*		
a. less than 2,500 s.f. of gross floor area	SPD	SPD
b. 2,500 to 4,999 s.f. of gross floor area	SPD	SPD
c. 5,000 s.f. or more of gross floor area	SPSR	SPSR
9. SALES OR RENTAL OF GOODS OR EQUIPMENT		
1. Store selling convenience and grocery goods such as food, candy, newspapers, tobacco products†		
a. less than 5,000 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR -	SPSR -
2. General merchandise, department store, supermarket†		
a. less than 5,000 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
b. 5,000 to 9,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 sf or more of gross floor area	SPSR -	SPSR -
3. Specialty food stores but not that intended for consumption on the premises, including candy store, meat market, delicatessen, or bakery but not a fast food service. †		
a. less than 5,000 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
b. 5,000 to 9,999 sf of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 sf or more of gross floor area	<u>SPSR</u> -	<u>SPSR</u> -
4. Package liquor store, with no consumption of beverages on the premises†		
a. less than 5,000 s.f. of gross floor area	¥ -	¥ -
b. 5,000 to 9,999 s.f. of gross floor area	¥ -	¥ -
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u> -	<u>SPSR</u> -
5. Store selling or renting goods such as books, stationary, drugs, sporting goods, including bicycles and accessories , jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, apparel, fabrics, and the like that are typically of a size a customer can carry by hand. †		
a. less than 5,000 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u> -	<u>SPSR</u> -
6. Store selling or renting video tapes†		
a. less than 2,500 s.f. of gross floor area	¥ -	¥ -
b. 2,500 to 4,999 s.f. of gross floor area	¥ -	¥ -
c. 5,000 to 9,999 s.f. of gross floor area	<u>SP</u> -	<u>SP</u> -
d. 10,000 s.f. or more of gross floor area	<u>SPSR</u> -	<u>SPSR</u> -
7. Store selling furniture, home furnishings carpets, or home appliances and equipment, including audio computer, and video equipment†		
a. less than 5,000 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u>	<u>SPSR</u>
8. Store selling hardware, paint, wallpaper, lawn and garden supplies†		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u>	<u>SPSR</u>
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	<u>SP</u>	<u>SP</u>
9. Building and construction materials store		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u>	<u>SPSR</u>
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	<u>SP</u>	<u>SP</u>
10. Commercial greenhouse or nursery		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	¥ <u>SP</u>	¥ <u>SP</u>
c. 10,000 s.f. or more of gross floor area	<u>SPSR</u>	<u>SPSR</u>
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	<u>SP</u>	<u>SP</u>
b. 5,000 to 9,999 s.f. of gross floor area	<u>SPD</u>	<u>SPD</u>

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
11. Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools†		
1. All operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or in whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
12. Farmers' market or roadside stand selling agricultural products (indoor or outdoor) †		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
13. Crafts related store selling jewelry, T-shirts, crafts, etc. where production occurs on premises		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
10. EATING, DRINKING, AND TRANSIENT ACCOMMODATIONS		
1. Restaurant, other than fast order food (16)*		
1. All operations conducted entirely within an enclosed building		
a. less than 2,500 sf of gross floor area	Y	Y
b. 2,500 to 4,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 5,000 or more of gross floor area	Y <u>SP</u>	Y <u>SP</u>
d. 10,000 sf or more of gross floor area	SPSR <u>-</u>	SPSR <u>-</u>
2. Fast order food establishments with no drive-up service, including franchises, sub shops, pizza shops and the like (16)*		
a. less than 2,500 sf of gross floor area	Y	Y
b. 2,500 to 4,999 sf of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 5,000 or more of gross floor area	SPSR	SPSR
4. Caterer preparing meals for consumption off site†		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y <u>SP</u>	Y <u>SP</u>
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Hotel, motel		
a. less than 10,000 s.f. of gross floor area	Y <u>SPSR</u>	Y <u>SPSR</u>
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. Bar, tavern, drinking establishment, nightclub, dance hall, entertainment facility, convention center		
a. less than 2,500 s.f. of gross floor area	SP	SP
b. 2,500 to 4,999 s.f. of gross floor area	SP	SP
c. 5,000 s.f. of gross floor area	SPSR <u>-</u>	SPSR <u>-</u>
12. COMMERCIAL AND INDUSTRIAL SERVICES		

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
1. Laundry or dry-cleaning processing center where clothes, carpets or other fabrics are washed or cleaned, excluding customer drop-off and pick-up or self-service facility		
a. less than 5,000 s.f. of gross floor area	Y SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Bakery, wholesale		
a. less than 5,000 s.f. of gross floor area	Y	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
3. Industrial services such as machine shop, welding		
a. less than 5,000 s.f. of gross floor area	Y	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
4. Self-storage facility		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SP	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
5. Distribution center, parcel delivery, commercial mail delivery center		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 to 9,999 s.f. of gross floor area	SPD	SP
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
6. Shop and storage facilities for tradesmen such as carpenter, plumber, electrician, etc. engaged in the construction and repair of residential buildings and other light frame structures with incidental sale of building materials or products on the premises		
1. Operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
7. Office, yard and storage facilities for construction company such as a general contractor, landscape contractor		
1. Operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
8. Sale and repair of heating equipment but not including bulk storage of fuel oil		
1. Operations conducted entirely within an enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
a. less than 5,000 s.f. of gross floor area	SP	SP
9. Bottle redemption center or collection center for recycling of non-hazardous materials such as glass, aluminum, paper		
a. less than 5,000 s.f. of gross floor area	SP	SP
10. Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 s.f. or more of gross floor area	SPSR	SPSR
13. WHOLESALE BUSINESS AND WHOLESALE STORAGE		
1. Wholesale business or storage, including office, sales and display space of such a business, provided that not more than 25 percent of the gross floor area is used for assembly of products, but not including wholesale storage of flammable liquids, gas or explosives		
1. All operations conducted entirely within an enclosed building		
a. less than 25,000 s.f. of gross floor area	Y SP	Y SP
b. 25,000 s.f. or more of gross floor area	SPSR	SPSR
2. Operations, in part or whole, conducted outside an enclosed building		
a. less than 5,000 s.f. of gross floor area	SP	SP
14. INDUSTRIAL USES		
A. LIGHT INDUSTRIAL		
Light manufacturing when the processes involved are limited to assembly or finishing work of electronic products, appliances, hand tools, furniture, and the like		
1. Conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 to 9,999 s.f. of gross floor area	Y	Y
c. 10,000 to 24,999 s.f. of gross floor area	SP	SP
d. 25,000 s.f. or more of gross floor area	SPSR	SPSR
2. Conducted, in part or in whole, outside an enclosed building, provided in compliance with the Noise Ordinance		
a. less than 5,000 s.f. of gross floor area	SP	SPSR
B. GENERAL INDUSTRIAL		
General industrial uses, including manufacturing, assembly, and processing or other industrial operation, such as, but not limited to, the following: food products manufacture, machine or woodworking shop, printing and publishing operation, or metal finishing		
1. Conducted entirely within an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building and disposed of so as not to create a nuisance or hazard to safety or health; and further provided that no noise or vibration is perceptible without instruments at a distance greater than 50 feet from the lot line		
a. less than 10,000 s.f. of gross floor area	Y	Y

PRINCIPAL USE (unless specified otherwise)	DISTRICT	
	IA	IP
b. 10,000 to 24,999 s.f. of gross floor area	Y SP	Y SP
c. 25,000 s.f. or more of gross floor area	SPSR	SPSR
2. Conducted, in part or in whole, outside an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the premises or disposed of so as not to create a nuisance or hazard to safety or health;		
a. less than 5,000 s.f. of gross floor area	SP	SPSR
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR
D. OTHER INDUSTRIAL USES		
Manufacturing use, including product research, development and testing activities conducted inside an enclosed building such as, but not limited to, biotechnology.		
a. less than 10,000 s.f. of gross floor area	Y	Y
b. 10,000 to 24,999 s.f. of gross floor area	Y	Y
c. 25,000 s.f. or more of gross floor area	SPSR	SPSR
15. COMMUNICATIONS, UTILITY, AND TRANSPORTATION USES		
1. Telephone exchange and facilities serving telecommunications carriers and internet service providers, including but not limited to: switching, relay, and telecommunications data storage and distribution centers (13)*		
a. less than 10,000 s.f. of gross floor area (13)*	Y SP	SP
b. 10,000 s.f. to 24,999 s.f. of gross floor area (13)*	Y SP	SPD SP
c. 25,000 s.f. or more of gross floor area (13)*	SPSR	SPSR
2. Radio or television studio without transmitting or receiving towers		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 s.f. or more of gross floor area	SPSR	SPSR
3. Wireless Communications Facility	SP	SP
4. Commercial ambulance service		
a. less than 5,000 s.f. of gross floor area	Y	Y
b. 5,000 s.f. or more of gross floor area	SPSR	SPSR
5. Railroad terminals and yards, including operations conducted outside enclosed buildings		
a. less than 25,000 s.f. of gross floor area	-	-
b. 25,000 s.f. or more of gross floor area	-	-
7. Substation and Pumping Station		
a. less than 5,000 s.f. of gross floor area	SP	SP
b. 5,000 s.f. or more of gross floor area	SPSR	SPSR
16. ACCESSORY COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL USES (11)*		
1. Accessory retail or business service uses in an apartment dwelling, hotel, motel, office, institutional use or industrial building	Y	Y
2. Trailer or other mobile structure used for an accessory use, but excluding temporary construction structure		
a. for up to one year	Y	Y
b. for more than one year	SP	SP
3. Accessory assembly or light manufacturing, in conjunction with a permitted business, retail, wholesale or institutional use	Y	Y