

DRAFT

**North River Canal Corridor (NRCC)
Neighborhood Mixed Use District**

June 17, 2004

**Article VII, Section 7-20:
ESTABLISHMENT OF A NEW NORTH RIVER CANAL CORRIDOR (NRCC)
NEIGHBORHOOD MIXED USE DISTRICT**

Table of Contents

	Page Number
Section 7-20(a): Purpose of the North River Neighborhood Mixed Use District	3
Section 7-20(b): Consistency With the Plan	3
Section 7-20(c): Boundaries	4
Section 7-20(d): Permitted Uses	4-5
Section 7-20(e): Special Permit Uses	5-6
Section 7-20(f): Prohibited Uses	6
Section 7-20(g): Site Plan Review	6-7
Section 7-20(h): Fences	7
Section 7-20(i): Signage	8
Section 7-20(j): Mechanical Equipment and Refuse Storage	8
Section 7-20(k): Density Regulations	8
Section 7-20(l): Parking Requirements	8-9
Section 7-20(m): District Edge Transitional Properties	9-11

Section 7-20(a): Purpose of the North River Canal Corridor (NRCC) Neighborhood Mixed Use District

The North River Canal Corridor (NRCC) Neighborhood Mixed Use District is intended to fulfill the goals and objectives contained within the *Neighborhood Master Plan for the North River Canal Corridor*. The Master Plan has been enacted to encourage the best use for the North River Canal Corridor physically, economically, environmentally, and socially while promoting the best interests of the residents of the City. The goals of the plan, as stated in the North River Canal Corridor Vision Statement (February 2003), are as follows:

- Create appropriate development while preserving our historic neighborhood character
- Address transportation issues for existing and new developments
- Enhance the public realm in keeping with our unique neighborhood character

In order to achieve these goals, all development shall comply with the following:

- All development shall be in compliance with the *Neighborhood Master Plan for the North River Canal Corridor, October, 2003*
- All development shall be designed to complement and harmonize with adjacent land uses (existing and proposed) with respect to architecture, scale, landscaping and screening. Building materials of brick, stone, and wood are encouraged. Pre-cast concrete panels are discouraged.
- Ground floor spaces should have active pedestrian friendly uses.
- Buildings should be located in a way to create a presence on street edges.
- Streets and roadways must include sidewalks and landscaping to provide an attractive connection for pedestrian use, and to complement adjacent parkland.
- Uses are designed to generate pedestrian traffic

Section 7-20(b): Consistency With the Plan

The NRCC Plan, when read in concert with this Section, establishes a comprehensive plan for development in the North River Canal Corridor. Development must be compliant with both this plan and the NRCC Neighborhood Mixed Use District:

Section 7-20(c): Boundaries

The boundaries of the NRCC Neighborhood Mixed Use District are shown on the attached map.

Section 7-20(d): Permitted Uses

The following are the permitted uses in the NRCC Neighborhood Mixed Use District:

Artist Space

1. Artist lofts and living space, studios, workrooms and shops of artists, artisans and craftsmen, where products of the artistic endeavor or craft activity can be for sale on the premises or by specific off-premises commission from a sponsor or client.
2. Music, recording, and dancing studios
3. Trade schools having interior classroom space and where no exterior work occurs on site
4. Galleries

Office

1. Business and professional offices
2. Medical and dental offices

Research/Light Manufacturing

1. Laboratories engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products.
2. Manufacturing of biotechnology and pharmaceutical products including fabrication, assembly, finishing work provided that such operations:
 - Are not dangerous by reason of hazard from fire or explosion
 - Are not offensive, detrimental, injurious, noxious or hazardous by reason of causing dust, smoke, odor, fumes, radiation, groundwater discharge, noise, vibration, traffic congestion or other nuisance
 - Are compatible with adjacent non-Industrial uses.

Residential

1. Single family detached dwellings
2. Two-family attached dwellings
3. Multifamily residential uses as secondary uses in upper floors of structures primarily used for retail, personal service or office purposes.

Other

1. Use of land or structures for religious purposes
2. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sector denomination, or by a nonprofit educational corporation
3. Public parks or playgrounds

Retail

1. Retail uses are allowed only as part of a mixed use structure containing non-retail uses on the upper floors
2. Retail uses are allowed only on the ground level of a structure
3. The percentage of retail uses verses other uses shall be no more than 50%
4. Each individual retail use shall not exceed 3,000 gross square feet in size. Individual retail uses cannot be combined.
5. Retail uses are specifically limited to the following and should support the adjacent neighborhoods:
 - Books, stationary and gift stores
 - Florist shops, but excluding greenhouses
 - Crafts related stores selling jewelry, crafts, etc. where production occurs on the premises
 - Specialty food stores including a candy store, meat market, delicatessen or bakery
 - Restaurants and other eating and drinking places
 - Barber shops and beauty parlors
 - Tailor and custom dressmaking shops
 - Banks and savings and loan institutions
 - Laundromats/Dry Cleaning Establishments
 - Stores selling alcoholic beverages

Water Dependant Uses

1. Marinas, waterfront boat yards or yacht clubs
2. Waterfront transportation facility
3. Waterfront recreational

Section 7-20(e): Special Permit Uses

The following uses are permitted only by the issuance of a special permit from the Zoning Board of Appeals:

Residential

1. Multifamily residential uses as primary uses in townhouse, row house, flats or multistory arrangements

Research/Light Manufacturing

1. Light manufacturing of products, other than biotechnology and pharmaceutical, including fabrication, assembly, finishing work provided that such operations:
 - Are not dangerous by reason of hazard from fire or explosion
 - Are not offensive, detrimental, injurious, noxious or hazardous by reason of causing dust, smoke, odor, fumes, radiation, groundwater discharge, noise, vibration, traffic congestion or other nuisance
 - Are compatible with adjacent nonindustrial uses.

Retail

1. Retail uses are allowed only as part of a mixed use structure containing non-retail uses on the upper floors
2. Retail uses are allowed only on the ground level of a structure
3. The percentage of retail uses verses other uses shall be no more than 50%
4. Each individual retail use greater than 3,000 square feet in size
5. Retail uses that support the adjacent neighborhoods are specifically limited to the following:
 - Books, stationary and gift stores
 - Florist shops, but excluding greenhouses
 - Crafts related stores selling jewelry, crafts, etc. where production occurs on the premises
 - Specialty food stores, but not those intended for consumption on the premises, including a candy store, meat market, delicatessen or bakery
 - Restaurants and other eating and drinking places
 - Barber shops and beauty parlors
 - Tailor and custom dressmaking shops
 - Banks and savings and loan institutions
 - Laundromats/Dry Cleaning Establishments
 - Stores selling alcoholic beverages

Other

1. Hotel or inn

Section 7-20(f): Prohibited Uses

The following uses are strictly prohibited in the NR Neighborhood Mixed Use District:

1. General storage, warehousing and wholesale distribution facilities
2. Drugstores
3. Supermarkets
4. Motor vehicle service stations
5. Drive-thru facilities
6. Motor vehicle car wash
7. Motor Vehicle general and body repair

Section 7-20(g): Site Plan Review

Applicability

Any building or additions of any square footage proposed in this area, excluding the construction of a two family or single family home, shall be subject to site plan review.

Review Criteria

In addition to the requirements as set forth in Article V11, Section 7-18 of this Ordinance, the Planning Board shall review and amend all such submitted plans in accordance with the following criteria:

1. That the project is in compliance with the *North River Canal Corridor Master Plan, October, 2003* and a determination shall be made as to whether or not the development plan is in compliance with said Master Plan and if not in compliance, the basis of the determination that the plan is not in compliance.
2. Action shall not be taken on any plan until it has received a recommendation from the Design Review Board of the Salem Redevelopment Authority concerning the design of the project. The Design Review Board shall refer to the *Urban Design Criteria, Exhibit C of both Urban Renewal Plans East and West* when making their recommendation.
3. The project is designed to complement and harmonize with adjacent land uses (existing and proposed) with respect to architecture, scale, landscaping and screening. Furthermore, buildings shall use materials and details that are consistent with the architectural heritage of surrounding buildings. Building materials of brick, stone, and wood are encouraged. Pre-cast concrete panels are discouraged.
4. Buildings are located in a way to create a presence on street edges.
5. Parking lots shall avoid large expanses that are unbroken by buildings or substantial landscaped areas
6. Ground floor spaces should have lively, pedestrian friendly uses
7. Buildings shall have a strong pedestrian connection to streets and/or pedestrian ways.
8. New façade elements on existing buildings shall use materials and details that are consistent with the architectural heritage of the buildings on which they are located
9. Parking facilities are located to the rear or side of the structures whenever feasible.

Section 7-20(h): Fences

In order to maintain and maximize the aesthetic views and sight lines, all fences along the front and side lot lines shall comply with the following standards:

1. No fence along a front line or side lot line to the front building line shall be more than four (4) feet in height, as measured from the curb level of the street or the average grade elevation of the land where the fence is to be located, whichever is deemed appropriate.

2. Chainlink and wire fences are prohibited along front and side lot lines.

Section 7-20(l): Signage

Applicability

1. All signage shall follow the Salem Sign Ordinance, except that the size of all signs within the NRCC Neighborhood Mixed Use District shall be one-half (1/2) the size which is allowed by the Salem Sign Ordinance.
2. Any building requiring site plan review, shall require review of the signage for design by the Design Review Board. The Design Review Board will submit a recommendation to the Planning Board concerning the design of the signage prior to action being taken on the site plan review application.

Section 7-20(j): Mechanical Equipment and Refuse Storage

No refuse storage areas or mechanical equipment areas shall be located in a front yard, nor within twenty five (25) feet of the front lot line of the side yard. Such areas shall be screened from all public ways, parking areas, residential land uses and open space areas.

Section 7-20(k): Density Regulations

A building erected hereafter for uses permitted in the NRCC Neighborhood Mixed Use District shall meet the requirements set forth in the following table:

Minimum lot area	15,000 square feet
Minimum lot area per dwelling unit	3,500 square feet
Minimum lot width	60 square feet
Maximum lot coverage by all buildings	50%
Minimum width of side yard	5 feet
Maximum height of buildings	50 feet
Maximum height of buildings	4 stories
Maximum height of fences and bordering walls	6 feet
Buffer area required (from any residential use)	25 feet
Minimum distance between buildings if more than one (1) on a lot	Distance equal to the height of the taller building
Floor area ratio	2:1

Section 7-20(l): Parking Requirements

Parking areas within the NRCC Neighborhood Mixed Use District shall meet the following criteria:

1. Parking facilities in this district should be located to the rear of the structure whenever feasible.
2. All parking areas of more than twelve (12) spaces shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

The requirements for such landscaping are as follows:

- Landscaping shall include one (1) tree of three and one half inch to four inch caliper for each three (3) parking spaces. Trees shall be planted in plant beds bounded by six inch granite curbing.
- No plant bed shall be less than fifteen (15) square feet and no dimension of such plant bed shall be less than three (3) feet.
- A planting strip of no less than three (3) feet wide shall separate vehicles parked face to face in a parking area. Such planting strip shall include one (1) three and one half inch to four inch caliper tree every twenty seven (27) feet (in line with striping) and other appropriate landscaping.

3. Parking Spaces for the following uses shall be provided as follows:

<i>Use</i>	<i>Required Parking</i>
Dwellings and home occupations	One (1) space per dwelling unit, with a minimum of two (2) spaces, plus one (1) space for each home occupation
Artist space with a studio where items are sold	One (1) space per dwelling unit, plus one (1) space for patrons.

All other uses in the NRCC Neighborhood Mixed Use District shall follow the parking requirements as listed in this Zoning Ordinance.

Section 7-20(m): District Edge Transitional Properties

District edge transitional properties are those parcels that are located at the edges of the NRCC Neighborhood Mixed Use District. This section of the Ordinance sets additional requirements for development of parcels meeting one of the definitions of a transitional property and it is intended create development which serves as a buffer to the adjacent residentially used parcels and the waterfront.

Applicability

The three types of transitional properties are as follows:

1. Properties located on the edge of the district boundaries, on a main corridor (Bridge Street) abutting residentially used parcels to the rear.

2. Properties located on the edge of the district boundaries, on a main corridor (Boston Street, Mason Street, Flint Street) with residentially used parcels located across the right of way of the main corridor.
3. Properties located on the edge of the district boundaries and adjacent to the North River.

Any parcel meeting one of the three definitions above, shall in addition to the requirements as set forth in the NRCC Neighborhood Mixed Use District, meet the requirements below. In instances of conflicting requirements, the restrictions listed below shall prevail.

Criteria for each type of transitional property

1. Properties located on the edge of the district boundaries, on a main corridor (Bridge Street) abutting residentially used parcels to the rear.

Location of Buildings: Buildings shall be located to front on the main corridor

Height: Buildings located within 50 feet of a residentially used parcel shall be a maximum of 40 feet in height.

Loading Facilities Loading facilities shall be located at the rear of the structure and must be a minimum of 50 feet from abutting residentially used parcels.

Special Permit Uses: The following uses are permitted by special permit only:

- Music, recording, and dancing studios
- Hotels

Buffer Zones: A minimum buffer area from a residentially used parcel of 25 feet is required. The buffer area must include landscaping to shield the abutting residential properties.

Vehicular Access: All curb cuts established for a property must be provided along the main corridor

2. Properties located on the edge of the district boundaries, on a main corridor (Boston Street, Mason Street, Flint Street) with residentially used parcels located across the right of way of the main corridor

Location of Buildings: Buildings shall be located to front on the main corridor

Height: Buildings located at the street edge shall be a maximum of 35 feet in height.

Loading Facilities Loading facilities shall be located at the rear of the structure.

Vehicular Access: All curb cuts established for a property must be provided along the main corridor

3. Properties located on the edge of the district boundaries and adjacent to the North River.

Location of Buildings: Buildings shall be located to front on the main corridor

Height: Maximum height of 3 stories, 35 feet

Loading Facilities Loading facilities shall be located at the rear of the structure and must be a minimum of 50 feet from the river's edge.

Encouraged Uses: The following uses are encouraged:

- Marinas, waterfront boat yards or yacht clubs
- Aquariums
- Ferry terminal; waterfront transportation facility
- Water recreational uses
- Public open space and recreation

Prohibited Uses: The following uses are strictly prohibited:

- Hotels or inns