

City of Salem

In the year two thousand and five

An Ordinance to amend an ordinance and map relative to zoning

Be it ordained by the City Council of the City of Salem, as follows:

Section 1.

Purpose of the North River Canal Corridor (NRCC) Neighborhood Mixed Use District

Section 7-21(a):

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 encourages 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:

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

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

1. All development shall be in compliance with the *Neighborhood Master Plan for the North River Canal Corridor, October, 2003*
2. 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 or prefab aluminum or metal panels are highly discouraged.
3. Ground floor spaces should have active pedestrian friendly uses.

4. Buildings should be located in a way to create a presence on the main corridor's street edges.
5. Buildings shall face the main corridor and have an entrance on the main corridor.
6. Streets and roadways must include sidewalks and landscaping to provide an attractive connection for pedestrian use, and to complement adjacent parkland.
7. Uses are designed to generate pedestrian traffic
8. All retail uses should support the adjacent neighborhoods.
9. All development shall be designed to facilitate, accommodate, and encourage use by pedestrians and non-motorized forms of transportation as much as, if not more so than, use by motorized vehicles.
10. Water dependent uses are encouraged to be developed on the parcels located within the District and adjacent to the North River, particularly:
 - a. Parks, open space, pedestrian facilities, and both public and commercial recreational facilities
 - b. Marinas, boat yards, boat basins, boat storage yards, yacht clubs, and other commercial and recreational boating
 - c. Shore protection structures such as seawalls, bulkheads and revetments
 - d. Flood, water level, or tidal control facilities
 - e. Marine industry, including marine terminals for the transfer between ships and shore, facilities related to the construction, serving, maintenance, repair or storage of vessels or other marine structures, facilities for tug boats, barges, dredges or other vessels engaged in port operations or marina construction

Section 7-21(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 comply with both this plan and the NRCC Neighborhood Mixed Use District:

Section 7-21 (c): Definitions

Main Corridors: Main Corridors are defined as the portions of Boston Street, Bridge Street, North Street, and Mason Street that are located within the boundaries of the NRCC Neighborhood Mixed Use District.

Section 7-21(d) Uses Permitted As of Right

The following are the uses permitted as of right 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. Trade schools having interior classroom space and where no exterior work occurs on site
3. Galleries

Office

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

Research/ 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:
 - a. Are not dangerous by reason of hazard from fire or explosion
 - b. 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
 - c. Are compatible with adjacent non-industrial uses.
3. Operation and expansion of any existing businesses shall be allowed by right provided they comply with 2. a., b., and c. as stated above

Residential

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

Other

1. Use of land or buildings for religious purposes
2. Use of land or buildings 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