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Proposed Amendments

to the

North River Canal Corridor

Neighborhood Mixed Use

District

In the City Council

An amendment to the proposed North River Canal Corridor Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Table of Contents* and the following sections of this ordinance are hereby amended as follows;

1. Reference to (c) Boundaries is deleted in its entirety
2. Section 7-20 (d) becomes Section 7-20 (c)
3. Section 7-20 (e) becomes Section 7-20 (d)
4. Section 7-20 (f) becomes Section 7-20 (e)
5. Section 7-20 (g) becomes Section 7-20 (f)
6. Section 7-20 (h) becomes Section 7-20 (g)
7. Section 7-20 (i) becomes Section 7-20 (h)
8. Section 7-20 (j) becomes Section 7-20 (i)
9. Section 7-20 (k) becomes Section 7-20 (j)
10. Section 7-20 (l) becomes Section 7-20 (k)
11. Section 7-20 (m) becomes Section 7-20 (l)
12. Section 7-20 (n) becomes Section 7-20 (m)

In the City Council

An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance

*Section 7-20 Purpose of the North River Canal Corridor Neighborhood
Mixed Use District* is hereby amended as follows;

Under "In order to achieve these goals..." the second condition is amended
by deleting "Pre-cast concrete panels are discouraged," and it is place
inserting - pre-cast concrete or prefabricated aluminum or metal panels are
highly discouraged.

In the City Council

An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Purpose of the North River Canal Corridor Neighborhood
Mixed Use District* is hereby amended as follows;

Under "In order to achieve these goals..." the ninth condition is amended by inserting the words, "and non-motorized forms of transportation" after the word "pedestrians."

In the City Council

**An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance**

Section 7-20 *Boundaries* is hereby amended as follows;

By deleting it in its entirety

In the City Council

An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Permitted Uses* is hereby amended as follows;
By deleting the title "Permitted Uses" and inserting therein "Uses Permitted
as a Right"

Further

That the first sentence be deleted and its place the following be inserted,
"The following are uses permitted as of right in the NRCC Neighborhood
Mixed Use District"

In the City Council

An amendment to the proposed North River Canal Corridor Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Permitted Uses* is hereby amended as follows;

Under *Research/Light Manufacturing* provision #2 shall be deleted in its entirety and in its place the following

2. Light manufacturing of products including biotechnology, pharmaceutical, fabrication, assembly, and finishing work provided that such operations;

- a. Are not dangerous by reason of hazard of 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 uses

Additionally 7-20 (f) Special Permit Uses the provision for Research/Light Manufacturing shall be deleted in its entirety

In the City Council

**An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance**

Section 7-20 *Permitted Uses* is hereby amended as follows;

Under *Residential* deleting provisions one and two

In the City Council

An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Permitted Uses* is hereby amended as follows;

Under the *Retail* provision item number 3 is deleted in its entirety and in its place the following shall be inserted;

"The gross square footage of retail uses shall not exceed 50% of the gross floor area of the structure"

In the City Council

**An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance**

Section 7-20 *Permitted Uses* is hereby amended as follows;

By adding item j. as follows;

**“Other uses that are the same in nature to the uses specified in 5(a) through 5
(i) above as determined by the Commissioner of Buildings acting in his/her
capacity as Zoning Enforcement Officer”**

In the City Council

An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Special Permit Uses* is hereby amended as follows;

Under the Retail provision item 1 is amended by deleting the words "retail permitted use" and inserting therein "on retail uses permitted as of right" after the word "section"

Further

Item 1 © is deleted in its entirety and in its place the following shall be inserted " The gross square footage of retail uses shall not exceed 50% of the gross floor area of the structure."

In the City Council

An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Special Permit Uses* is hereby amended as follows;

Under *Retail* provision 10 is added as follows;

“Other uses that are similar in nature to the uses specified in 5(a) through 5(i) above as determined by the Commissioner of Buildings acting in his/her capacity as Zoning Enforcement Officer.”

In the City Council

**An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance**

Section 7-20 *Special Permit Uses* is hereby amended as follows;

By deleting #2 and moving that provision, in its entirety to "Other"

In the City Council

**An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance**

Section 7-20 *Special Permit Uses* is hereby amended as follows;

**Under "*Other*" the following provision is added;
"Nonprofit clubs, lodges, or fraternal organizations."**

In the City Council

An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Site Plan Review* is hereby amended as follows;

By deleting the provision for 'Applicability' and in its place inserting the following

"Applicability

Any building of 5000 square feet or greater or any addition of 2000 square feet or any building of any square footage that reduces the parking or open space area by 25% or more shall be subject to site plan review"

In the City Council

**An amendment to the proposed North River Canal Corridor
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**Section 7-20 *Site Plan Review* is hereby amended as follows;
Under *Applicability* inserting the word "proposed" before the words building
or additions and deleting the words "square footage proposed in this area"
and inserting the word "size" in its place.**

In the City Council

**An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance**

**Section 7-20 *Site Plan Review* is hereby amended as follows;
Under *Review Criteria* the words "and amend" be deleted in the first
sentence**

In the City Council

**An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance**

Section 7-20 *Site Plan Review* is hereby amended as follows;

By deleting, under "*Review Criteria*" provision number 2 in its entirety

In the City Council

An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Signage* is hereby amended by deleting provision 2 and inserting in its place the following, "If site plan Review is required, the design of all proposed signs must be reviewed by and a recommendation received by the Planning Board prior to action being taken on the site plan review application."

In the City Council

**An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance**

Section 7-20 *Density Regulations* is hereby amended as follows;

Under "Minimum lot area per dwelling unit" deleting 3,500 square feet and
inserting 2,000 square feet

In the City Council

An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Density Regulations* is hereby amended as follows;

Under "2. *Density Bonuses*" in the first sentence deleting the word "may" and inserting in its place the word "shall" and in the fourth sentence deleting the word "may" and inserting in its place the word "shall."

Additionally in provisions a, b, c, d, e, and f where it states "may be awarded" or "may be added" deleting those words and inserting thereof "shall be awarded" or "shall be added"

In the City Council

An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Density Regulations* is hereby amended as follows;

Under "2. *Density Bonuses*" adding provision g. as follows;
For each contaminated parcel as defined as a "Brownfield's" site¹ by the
Massachusetts Department of Environmental Protection and/or the
Environmental Protection Agency, that is remediated a bonus of 25% shall
be awarded.

In the City Council

An amendment to the proposed North River Canal Corridor Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Parking Requirements* is hereby amended by deleting provision 2 (a) and inserting in its place the following, "Landscaping shall include, at a minimum, one (1) tree of at least three and one half inch caliper measured at six inches above grade after planting for each three (3) parking spaces. Trees shall be planted in plant beds bounded by six inch granite curbing."

In the City Council

**An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance**

Section 7-20 *Transitional Overlay District* is hereby amended as follows;

**Under provision 2 *Preferred Permitted Uses* amend the title to read
"Preferred Permitted As of Right"**

In the City Council

An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance

Section 7-20 *Transitional Overlay District* is hereby amended as follows;

Under provision 2 *Non-Preferred Uses* is deleted in its entirety and in its place the following be inserted "All other uses allowed in the NRCC Mixed Use District by right or by special permit are allowed in the Transitional Overlay District only by the issuance of a special permit from the Planning Board."

In the City Council

**An amendment to the proposed North River Canal Corridor
Neighborhood Mixed Use District zoning ordinance**

Section 7-20 *Transitional Overlay District* is hereby amended as follows;

Under provision 2 *Minimum Lot Area* deleting the provision in its entirety and in its place inserting the following, "The minimum lot are per dwelling unit is 2,500 square feet."