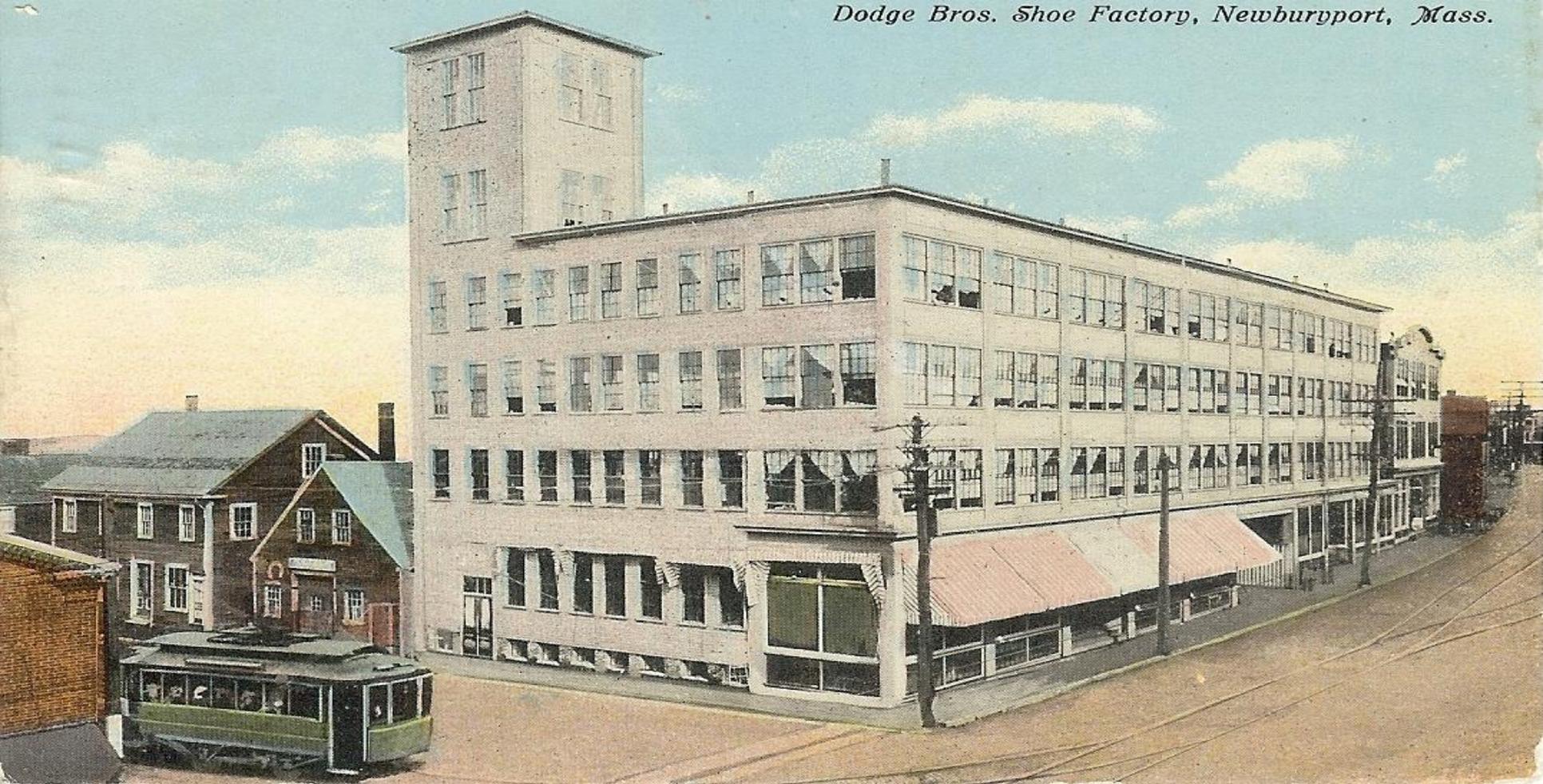


Dodge Bros. Shoe Factory, Newburyport, Mass.



CITY OF NEWBURYPORT CITY COUNCIL UPDATE

Newburyport Zoning
Ordinance Recodification

March 11, 2019

AGENDA

1. Project Update
2. Public Process
3. Revisions in Progress
4. Questions and Comments



Community Opportunities Group, Inc.





ROAD TO COMPLETION

Newburyport Zoning
Ordinance Recodification

ORDINANCE SECTIONS IN PROGRESS



TIMELINE

March

- Finalize Use, Dimensional, Sign, and Parking Requirements
- Public Roll-Out at City Council
- Ward Meetings

April

- Performance Standards
- Special Provisions
- Public Forum

May

- Overlay Districts
- Additional Base District Regulations
- Update to Planning Board, Board of Appeals, and City Council

June

- Site Plan and Design Review
- Ward Meetings

July

- City Council Adoption Process

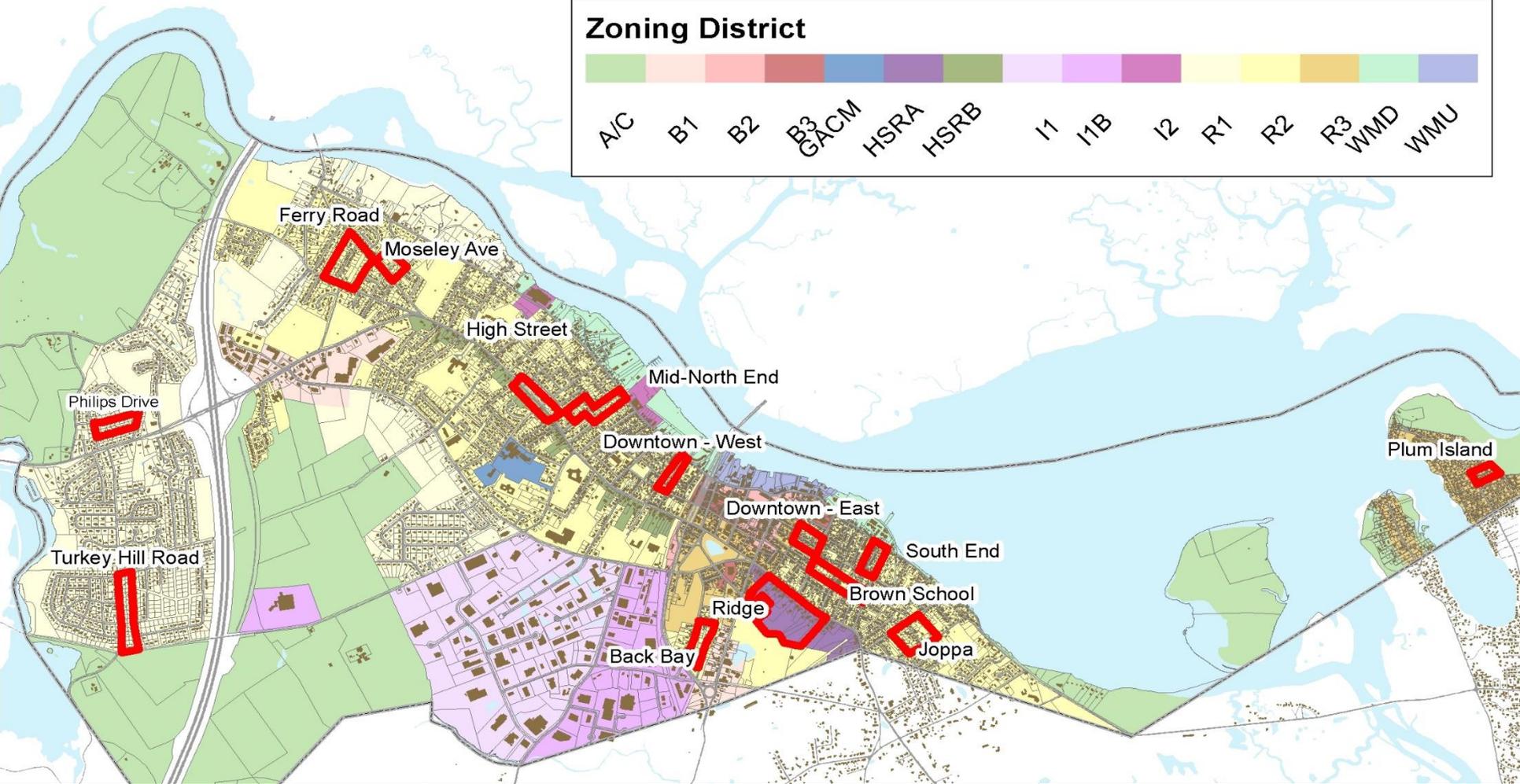
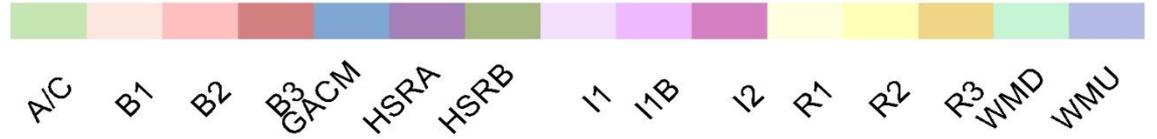
Representative Neighborhoods

- Understanding the issues
- Right-sizing the requirements

CURRENT ISSUES

Newburyport Zoning
Ordinance Recodification

Zoning District



REPRESENTATIVE NEIGHBORHOODS

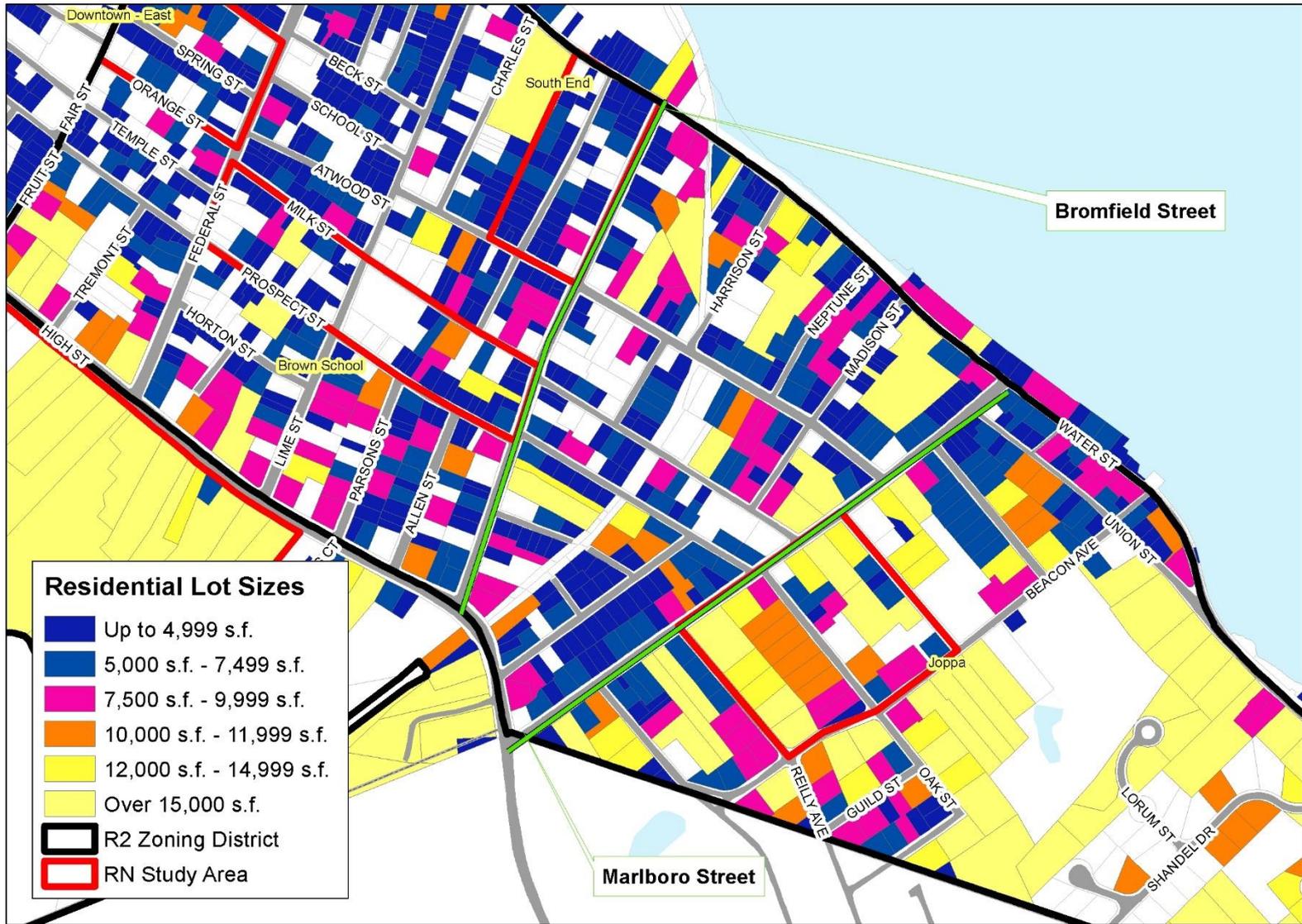
Newburyport Zoning
Ordinance Recodification

DIMENSIONAL REQUIREMENTS

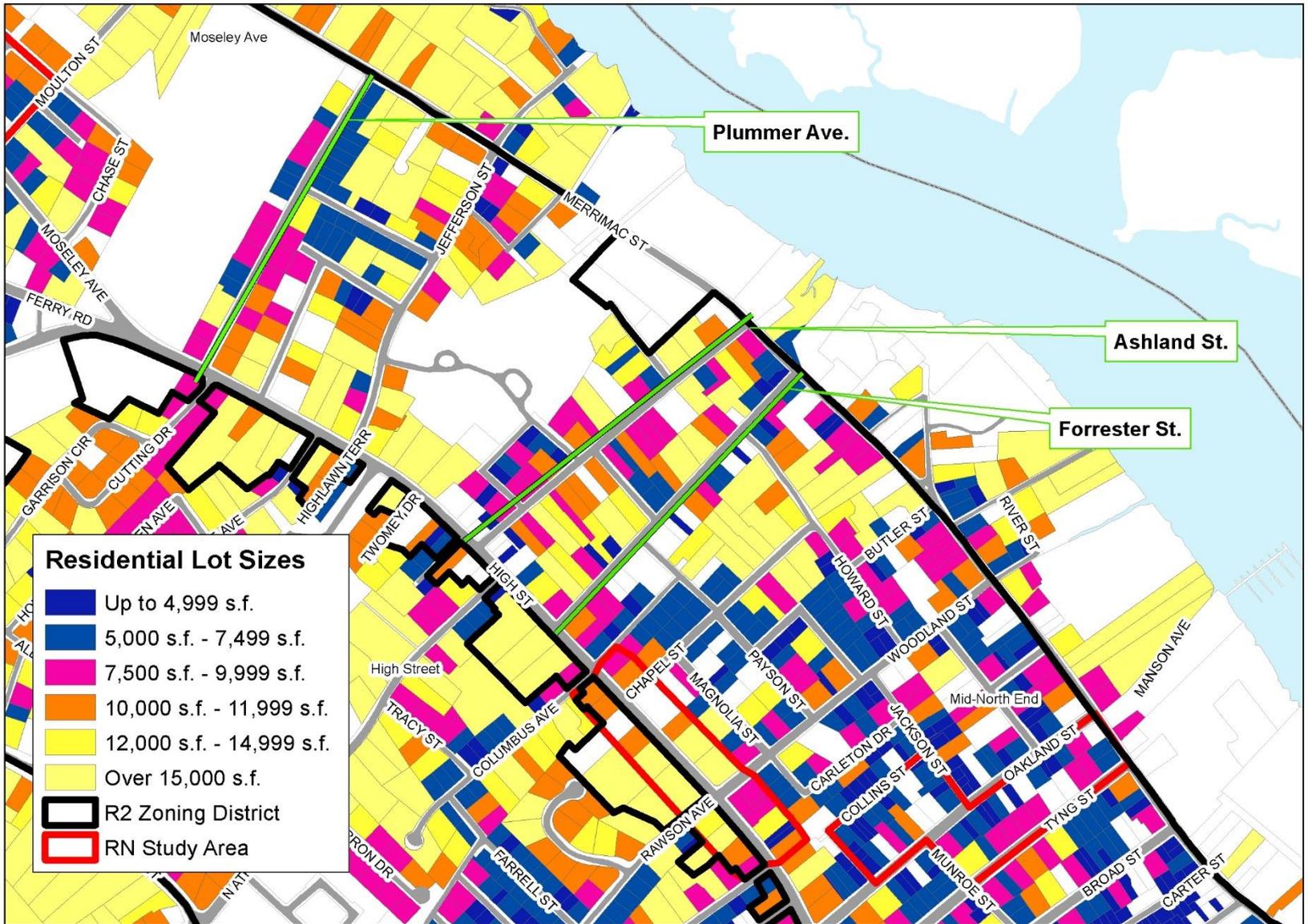
Dimensional Requirements refers to minimum or maximum (as applicable) lot size, frontage, lot coverage, setback, and open space requirements.

Issue: Years of downzoning efforts has resulted in dimensional requirements that do not fit lots and structures in Newburyport. This has resulted in a basic inability to apply the zoning ordinance to lots and structures in the city and has created a lot of unpredictability.





R2 SUBDISTRICTS — EAST OF DOWNTOWN



R2 SUBDISTRICTS — WEST OF DOWNTOWN

HIGHLIGHTS - USES

Principal Uses

1. Simplified uses and increased flexibility
2. Expanded uses in the Business Park (office uses, craft manufacturing, warehousing/storage)
3. Encouraging mixed use development
4. Zoning to preserve affordability of housing and housing diversity

Accessory Uses

1. Home Occupations
2. Home Daycares
3. Clarification on accessory retail uses in the Business Park
4. Accessory agricultural uses and Agritourism



HIGHLIGHTS — PARKING

Shared Use. New provisions allow for the shared use of parking serving mixed use properties.

Parking Waivers. New Special Permit from the Planning Board to waive up to $\frac{1}{4}$ of required parking spaces.

UPNC. Simplification of Unmet Parking Need Credit calculation.

Business Park

Reduced parking requirements + increased height = more tax \$

Downtown

Simplified parking requirements and codification of parking credit for pre-existing nonconforming uses/lots.

Storey Avenue

Improved landscaping standards for parking large parking lots.

Route 1

Simplified parking regulations with screening requirements from abutting properties.

HIGHLIGHTS — SIGNS

Downtown

1. Easy to calculate sign maximums — per tenant space instead of building
2. Provisions for permit-free temporary signs and new allowances for illumination
3. No changes to allowances for awnings and A-Frame signs on City-owned property

Business Park

1. Provisions for directory signs on corners up to 40 square feet
2. Decreased setback requirement for freestanding signs
3. No changes to allowances for façade signs

Storey Avenue/Route 1

1. “Shopping Center” sign regulations granting 450 s.f. façade signs unchanged
2. Special permit provisions for freestanding signs (not currently allowed)

QUESTIONS AND COMMENTS

Newburyport Zoning
Ordinance Recodification