

# CITY OF NEWBURYPORT



IN CITY COUNCIL

August 28, 2023

**ORDERED:**

**A ZONING ORDINANCE AMENDMENT TO PERMIT INDOOR AND OUTDOOR RECREATIONAL USES IN A LIMITED PORTION OF THE NEWBURYPORT BUSINESS PARK**

Be it ordained by the City Council of the City of Newburyport as follows:

WHEREAS, The Newburyport City Council works to encourage indoor and outdoor and recreational activities for all residents in appropriate locations within the City; and

WHEREAS, there are currently limited areas within the City to provide for the development, creation or expansion of said indoor and outdoor recreational uses.

WHEREAS, a few similar uses already exist within a limited portion of the Newburyport Business Park (*more particularly along the corridor created by Graf Road and Parker Street*).

THEREFORE, LET IT BE ORDAINED THAT Sections V-D (Table of Use Regulations), VI-A (Dimensional Controls), and VII-B(Parking Requirements) be amended and revised, pursuant to Section XII-B (Adoption and Amendment) to read as follows, with deletions ~~stricken through and bold~~ and additions **double underlined and in bold** as follows:

**Section V-D – Table of Use Regulations**

USE	NUM	CON	HSR-A, HSR-B	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-1B	I-2	M	WMD	WMU
Outdoor Health and Recreational Facility (j)	305	NP	NP	NP	SP	NP	NP	NP	NP	<b><u>NP</u></b> <b><u>SP</u></b> <b><u>(k)</u></b>	<b><u>NP</u></b> <b><u>SP</u></b> <b><u>(k)</u></b>	NP	NP	NP	NP
Indoor Health and Recreational Facility (j)	406	NP	NP	NP	NP	SP	P	P	P	<b><u>NP</u></b> <b><u>SP</u></b> <b><u>(k)</u></b>	<b><u>NP</u></b> <b><u>SP</u></b> <b><u>(k)</u></b>	NP	NP	NP	SP(e)

Add a new footnote (k) as follows:

**(k) Use permitted by Special Permit only on properties with frontage and vehicular access from Henry Graf Jr. Road, New Pasture Way and/or Parker Street (between the intersection with Henry Graf Jr. Road and easterly to Route One).**

***Section VI-A – General Regulations (Table of Dimensional Requirements)***

Use	Num	District	Lot Area	Street Frontage	Height	% Lot Cov.	Open Space	Front	Side	Rear
Outdoor Health and Recreational Facility	305	R-2, <a href="#">I-1</a> , <a href="#">I-1B</a>	196,020 (4.5 acres)  <a href="#">20,000 (within the I-1 and I-1B Districts)</a>	200	30	30	NA	50	50	50
Indoor Health and Recreational Facility	406	B-1, <a href="#">I-1</a> , <a href="#">I-1B</a>	20,000	90	35	30	NA	20	20	20
	406	B-2	10,000	60	40	100	NA	0	0	0
	406	B-3	20,000	90	40	60	NA	20	20	20
	406	WMU	10,000	60	40	30	NA	20	20	20

***Section VII-B – Parking Requirements***

USE	NUM	PARKING REQUIREMENT
Outdoor Health and Recreational Facility	305	1 per 1,000 sq ft of court or other game play area 1 per 300 sq ft of surface pool area Parking requirements shall be cumulative for all uses on the lot  <a href="#">Note: In granting a Special Permit for this use, the Planning Board may increase these parking requirements, depending on the size and nature of proposed court or other game play areas.</a>

USE	NUM	PARKING REQUIREMENT
Indoor Health and Recreational Facility	406	1 per 1,000 square ft of court area or other game play area 1 per 300 sq ft of other indoor recreational areas Parking requirements shall be cumulative for all uses on the lot  <u>Note: In granting a Special Permit for this use, the Planning Board may increase these parking requirements, depending on the size and nature of proposed court or other game play areas.</u>

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Councillor Heather L. Shand

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Councillor James J. McCauley

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Councillor Edward C. Cameron Jr.