

CITY OF NEWBURYPORT



IN CITY COUNCIL

August 30, 2021

ORDERED:

AN ORDINANCE TO AMEND CERTAIN PROVISIONS OF THE NEWBURYPORT ZONING ORDINANCE, INCLUDING USE TABLE, LIST OF ALLOWABLE USES, DIMENSIONAL TABLE, AND PARKING REQUIREMENTS.

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

WHEREAS, The Newburyport City Council works to encourage outdoor and recreational activities, and

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

THEREFORE, LET IT BE ORDAINED THAT Sections V-D(Table of Use Regulations), V-E(List of Allowable Uses), 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
<del>Country club</del> <u>Outdoor</u> <u>Health and</u> <u>Recreational</u> <u>Facility (j)</u>	305	NP	NP	SP	<del>NP</del> <u>SP</u>	NP	NP	NP	NP	SP	SP	SP	NP	NP	NP
<u>Indoor</u> <u>Health and</u> <u>Recreational</u> <u>Facility (j)</u>	406	NP	NP	NP	NP	SP	P	P	P	NP	NP	NP	NP	NP	SP(e)

Add a footnote (j) as follows:

**(j) The Planning Board shall act as the designated Special Permit Granting Authority (SPGA) for this use. Indoor Health and Recreational Facility (use #406) and Outdoor Health and Recreational Facility (use #305) may be located on one parcel of land, where such uses are legally existing, allowed as-of-right or by Special Permit.**

***Section V-E – List of Allowable Uses***

<b><u>Country-club</u></b> <b><u>Outdoor Health and Recreational Facility</u></b>	305	<b><u>Country-club, Outdoor Recreational and Health Facility, including but not limited to tennis, swimming, riding, golf or other similar outdoor recreation facility. Such facilities may also be enclosed for portions of the year by a temporary enclosure system by approval by the Special Permit Granting Authority (SPGA).</u></b>
Indoor Health and Recreational Facility	406	Enclosed facilities which include exercise or health clubs and recreational organizations .

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

Use	Num.	District	Lot Area	Street Frontage	Height	% Lot Cov.	Open Space	Front	Side	Rear
<b><u>Country-club</u></b> <b><u>Outdoor Health and Recreational Facility</u></b>	305		130,000	200	30	<b><u>10</u></b> <b><u>30</u></b>	NA	50	50	50
<b><u>Indoor Health/</u></b>	406	B-1	20,000	90	35	30	NA	20	20	20

Use	Num.	District	Lot Area	Street Frontage	Height	% Lot Cov.	Open Space	Front	Side	Rear
<b><u>and Recreational Facility</u></b>										
	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
<b><u>Country club Outdoor Health and Recreational Facility</u></b>	305	<b><u>1 per 2 employees plus 1 per company vehicle</u></b> <b><u>1 per 500 square feet of gross floor area (GFA)</u></b>
<b><u>Indoor Health/ and Recreational Facility</u></b>	406	1 per 100 square feet of gross floor area (GFA)

---

James J. McCauley, Ward 5 City Councillor