

CITY OF NEWTON

IN CITY COUNCIL

ORDINANCE NO.

April \_\_, 2022

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON AS FOLLOWS:

That the Revised Ordinances of Newton, Massachusetts, 2017, as amended, be and are hereby further amended with respect to **Chapter 30 ZONING** as follows:

1. **INSERT** after the row “Kennel” in the “Commercial Uses” portion of the Table appearing in **Sec. 4.4.1** the following new row:

<b>Business, Mixed Use &amp; Manufacturing Districts</b>	BU1		BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M	LM	Definition/ Listed Standard
Microfulfillment Center	--		--	--	SP	--	L	L	--	--	L	L	Sec. 6.4.47

2. **INSERT** after the row “Medical office, not on or abutting hospital property” in the “Commercial” portion of the Table appearing in **Sec. 5.1.4.A** the following new row:

Use	Parking Stalls Required	Allowed by Special Permit
Microfulfillment Center	1 per 1000 sf plus 1 per 4 employees	

3. **INSERT** after the word “Dormitory,” where it appears in the second row of the Table appearing in **Sec. 5.1.12.C** the words “Microfulfillment Center,”.
4. **INSERT** after **Sec. 6.4.36. Veterinary Hospital** a new **Sec. 6.4.37. Microfulfillment Center** as follows:

**6.4.47. Microfulfillment Center**

**A. Defined.** A facility whose primary use is for the receipt, transfer, short-term storage, dispatching, coordination, preparation, routing of package delivery, and parking of vehicles, associated with the delivery of goods directly to consumers.

**B. Standards for Allowed Uses.**

1. **Size.** In the Business 4 district, a microfulfillment center is allowed by special permit with a maximum gross floor area of 10,000 square feet. In the Mixed Use 1, Mixed Use 2, Manufacturing, and Limited Manufacturing districts, the maximum gross floor area allowed for a microfulfillment center is 10,000 square feet.
2. **Parking.** In addition to complying with the parking requirements of Sec. 5.1, the operator of a Microfulfillment Center shall provide onsite parking spaces dedicated for deliveries in accordance with the following:
  - a. Microfulfillment Centers shall provide a minimum of two off-street parking stalls for the first 2,500 square feet of gross floor area and an additional one off-street parking stall for every additional 2,500 square feet of gross floor area. Fractions ending in 0.5 or higher shall round up to the nearest whole number.
  - b. Sections 5.1.3.B and 5.1.3.D shall not be applicable to parking spaces required under this section 6.4.47.B.2.
3. **Design Standards.** In the Business 4 and Mixed Use 1 and 2 Districts, if the Microfulfillment Center use is located at street-level, the use shall be:
  - a. Located more than 16 feet from the street-facing building facade; or
  - b. Any point of the building containing the use is located at least 30 feet from a street.

Alissa O. Giuliani  
City Solicitor

Under Suspension of Rules  
Readings Waived and Approved

(SGD) CAROL MOORE  
City Clerk

(SGD) RUTHANNE FULLER  
Mayor

Date: \_\_\_\_\_