



Chelsea City Council

City Hall
500 Broadway
Chelsea, MA 02150
(617) 466-4060
(617) 466-4065 Fax

March 11, 2021

Ms. Jeannette Cintron White
City Clerk
500 Broadway
Chelsea, MA 02150

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2021 MAR 12 A 10:33

Dear Ms. Cintron White,

Please be advised that at the City Council meeting held on Monday, March 8, 2021, the Chelsea City Council adopted the following ordinance as amended on a roll call of 11-0-0-0. Please find the complete ordinance attached.

ID#: 21Z3

September 14, 2020

WHEREAS, the Chelsea City Council has the authority to adopt ordinances to protect the health, safety, and welfare of all residents of the City of Chelsea; and

WHEREAS, a specific objective of the City of Chelsea's Zoning Ordinance states the need to encourage the most appropriate use of land throughout the City of Chelsea; and

WHEREAS, a further specific objective of the City of Chelsea's Zoning Ordinance states the need to preserve and increase amenities; and

WHEREAS, the City of Chelsea wishes to protect the industrial character of the portion of the waterfront along Chelsea Creek that remains within the Designated Port Area; and

WHEREAS, the City of Chelsea wishes to increase its tax base through thoughtful redevelopment of underutilized parcels along and adjacent to the waterfront along Chelsea Creek;

WHEREAS, the City of Chelsea is committed to harmonizing and aligning its zoning ordinances with the recommendations of the Chelsea Creek Municipal Harbor Plan and Designated Port Area Master Plan;

CHELSEA, SUFFOLK, MA

MAR 18 2021
A TRUE COPY ATTEST


JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

WHEREAS, the Massachusetts Constitution guarantees the people of the Commonwealth “the right to clean air and water, freedom from excessive noise, and the natural, historic, and esthetic qualities of their environment”;

WHEREAS the City Council finds that the exposure to fossil fuel exhaust is not conducive to the health of residents of Chelsea; and

WHEREAS the City Council finds that fossil fuel exhaust contributes to climate change.

NOW, therefore be it ordained, that the Revised Code of Ordinances of the City of Chelsea as amended, by further amended and adopted as follows:

AN ORDINANCE REVISING PART II CHAPTER 34 OF THE CHELSEA CODE OF ORDINANCES TO ADD AND MODIFY THE FOLLOWING ZONING PROVISIONS:

Amendment 1

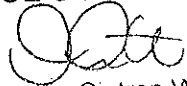
That Section 34-27 – Specific districts be amended by inserting two new zones in the table in (a) below the entry for W, Waterfront District:

P	Port District
WU	Waterfront Upland District

And that Section 34-27 be further amended by inserting two new subsections (k) and (l) and incrementing the lettering of the subsequent subsections:

- (k) *Port (P) District.* The purposes of the P district are to provide an area for water-dependent and maritime industrial uses, to enable the siting of supportive uses, and to encourage appropriate public access to the working waterfront.
- (l) *Waterfront Upland (WU) District.* The purpose of WU district is to promote economic development and to provide uses that are complementary to both a working waterfront and an adjacent residential neighborhood.
- (m) *Industrial (I) District.* The purpose of the I district is to provide for research, manufacturing, wholesaling, and related distribution activities in locations with suitable access and where such activities can occur without an adverse impact upon residential areas.
- (n) *Light Industrial/Office (LI) District.* The purpose of the LI district is to provide for office, light industry, research and development, wholesale and related distribution activities in locations with suitable access and where such activities can occur without an adverse impact upon residential uses.
- (o) *Light Industrial/Office 2 (LI2) District.* The purpose of the LI2 district is to provide an area for light industrial uses compatible with the adjacent residential district.
- (p) *Naval Hospital Development—Residential (NHR) District.* The purpose of the NHR district is to redevelop a portion of the former naval hospital site for residential purposes.
- (q) *Naval Hospital Development—Commercial (NHC) District.* The purpose of the NHC district is to redevelop a portion of the former naval hospital site for office uses, recreational uses and related purposes.

A TRUE COPY ATTEST


JEANNETTE Cintron White
CITY CLERK
VALID ONLY IF STAMPED WITH CITY SEAL

Amendment 2

That Sec. 34-28. - Overlay districts be amended by deleting the Waterfront Industrial Overlay District.

Amendment 3

That Sec. 34-30. - Interpretation of district boundaries be amended by replacing subsection (5) with the following:

- (5) *Divided lot.* Where a district boundary line divides a single zoning lot and a development is proposed to encompass the entire zoning lot, the zoning board of appeals may, by special permit, extend a use allowed in either district or the dimensional requirements of either district upon the recommendation of the department of planning and development.

Amendment 4

That Section 34-77 – Notes to dimensional table be amended by adding the Port (P) District to subsection (c):

- (c) *Waterfront (W) and Port (P) Districts.* There shall be a land setback and/or easement of 15 feet from the mean higher high water line or harbor street.

Amendment 5

That Sec. 34-78. - Special dimensional regulations be amended by adding the port and waterfront upland districts to subsection (k)

- (k) *Lot coverage.* In the industrial, port, and waterfront upland districts, a greater percent of site coverage may be permitted by special permit provided that the off-street parking and loading requirements of this chapter are met.

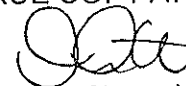
Amendment 6

The Sec. 34-108 – General landscaping requirements be amended by adding a new subsection at the end:

- (g) *Waterfront lateral access.* Any parcel requiring a special permit, variance, or site plan review that is not within a Designated Port Area and that is adjacent to or contains a portion of the mean higher high tide water edge shall provide Lateral Access at least 15 feet wide adjacent and parallel to the mean higher high tide water edge from property boundary to property boundary for the purpose of providing continuous access for pedestrian traffic along the waterfront and for the purpose of providing an easement for underground utilities and surface infrastructure for flood mitigation, unless the department of housing and community development determines that such an area would be hazardous. Where there is not currently a similar easement to an adjacent parcel, an easement shall also be provided from the public right-of-way to the waterfront area. For the purpose of this subsection, this requirement shall extend to any parcel within 100 feet of the mean higher high water line where the parcel containing the mean higher high water line cannot be built upon.

CHELSEA, SUFFOLK, MA
MAR 18 2021

A TRUE COPY ATTEST



JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

Amendment 7

That Sec. 34-110 – Performance Standards be amended by adding a new subsection at the end:

- (p) *Inundation Pathways.* Any parcel requiring a special permit, variance, or site plan review shall eliminate any pathway through which floodwaters could access a public right-of-way for the design life of the project. The appropriate design height of storm surge shall be determined using the best available science and take into account projected sea-level rise using conservative emission reduction assumptions.

For development proposals on property within vulnerability zones identified in the report *Designing Coastal Community Infrastructure for Climate Change*, January 2017, or any update to the city's projections of coastal flooding, proponents must include a description of how projected changes in sea-level rise and storm surge will affect the survivability, integrity, and safety of the proposed project and of any inhabitants, and the measures included in project siting and design to avoid, eliminate, minimize, or mitigate any adverse impacts.

Amendment 8

That a new section 34-112 – Waterfront improvement trust fund be added.

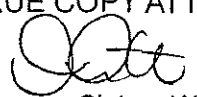
Sec. 34-112. – Waterfront improvement trust fund.

The waterfront improvement trust fund will receive Chapter 91 mitigation funds, grants, gifts, and other donations. The funds will be overseen by the city manager and kept by the city treasurer separate from other funds.

- (a) Chapter 91 waterfront improvement mitigation funds may be generated when any of the following conditions are met. Contributions to the fund shall be a condition of any license and special permit. This fee will take into consideration non-maintenance of waterside infrastructure, depreciation of existing infrastructure, and the cost of restoring the shore to a state that can accommodate maritime industries. The amount and payment schedule will be calculated on a case-by-case basis, based upon factors that may include the square footage of property in Chapter 91 jurisdiction, the type of licensed use(s), the type(s) of impact(s), and comparable property values.

- (1) *Temporary uses that are licensed in the DPA or temporary licenses that are renewed.* Temporary uses along Chelsea Creek, though important to the local economy, are not water-dependent industrial uses. As such, temporary licensees are not incentivized to maintain waterfront infrastructure to support future water-dependent industrial uses. And though the temporary license conditions stipulate that properties must be marketed for water-dependent uses, this provision can be difficult to monitor and enforce. Further, should a prospective water-dependent industrial tenant be identified, there is no requirement or incentive for accommodating that use prior to the expiration of the temporary license. In order to incentivize the marketing of properties for water-dependent uses, the city of Chelsea, MA that funds exist to maintain the waterfront infrastructure, property owners with

A TRUE COPY ATTEST


JEANNETTE Cintron White
CITY CLERK


VALID ONLY IF STAMPED WITH CITY SEAL

temporary use licenses shall be required to pay a fee into the Waterfront Improvement Fund.

- (2) *Licenses which rely upon discretion provided for by the Chelsea Creek Municipal Harbor Plan and Designated Port Area Master Plan.* Payment into the Waterfront Improvement Trust Fund is an acceptable license and special permit condition when a project cannot meet the conditions of, or relies upon discretion provided for by, the Chelsea Creek Municipal Harbor Plan and Designated Port Area Master Plan as outlined in Chapters seven and eight of that Plan. Payment(s) shall be required when (a) mitigation is required for new net shadow-related impacts on the watershed and areas in the DPA within Chapter 91 jurisdiction; or (b) a parcel is allocated a supporting-use quota for the parcel above 25% of the Lot Area.

As outlined in the Designated Port Area Master Plan, some parcels within the DPA may be eligible for an increase in the amount of supporting use allowed on the project site. The city will be responsible for tracking and reporting on the acreage available for supporting uses within the DPA, and may allow, at its discretion, additional area for supporting uses as appropriate. Payment into the Waterfront Improvement Trust Fund will be a license and special permit condition when any of the above conditions are met.

- (3) *Failure to meet public access requirements.* Financial mitigation for failure to provide minimal public access shall be provided when (a) a project cannot meet the public access conditions as outlined in Chapters 7 and 8 of the Chelsea Creek Municipal Harbor Plan and Designated Port Area Master Plan (e.g., the specific point access described in Chapter 7); or (b) impacts to the public's rights on tidelands cannot be compensated for through other means. Payment into the Waterfront Improvement Trust Fund will be a license and special permit condition when any of the above conditions are met.
- (4) *Making a non-prohibited use into a supporting use.* When no water-dependent industrial use exists on site, or a proposed supporting use is neither categorically excluded nor explicitly allowed as a "supporting use" in the city's zoning and through state regulations, then the use may be allowed provided that it demonstrates direct economic support of water dependent industrial uses through contributions to the Waterfront Improvement Fund. In these circumstances, payment(s) into the Waterfront Improvement Fund will be a license and special permit condition.
- (b) *Uses of Waterfront Improvement Trust Fund.* The waterfront improvement trust fund shall only be used within the impacted area to support projects that improve navigation, address inundation pathways, mitigate flooding, improve habitat, and promote activities consistent with a working waterfront. Projects may include: bulkhead improvements; fender maintenance; stormwater management; tide-gates; dredging; lighting; signage; traffic management; and improving signage and understanding related to safety, fishing, and small craft use of the waterways. Funds may be dispersed as grants or loans. No funds will be used to support any dredging where spoils will be disposed of within Chelsea Creek or the Mystic River.

CHELSEA, SUFFOLK, MA
MAR 18 2021
A TRUE COPY ATTEST

JEANNETTE Cintron White
CITY CLERK
VALID ONLY IF STAMPED WITH CITY SEAL

Amendment 9

That Sec. 34-214 – Special Permits section (b) *Criteria* be amended by adding the following subsection at the end:

- (7) For all uses requiring a special permit in the Port (P) district on parcels that are within the boundaries of the Designated Port Area, the permit granting authority in approving the project must also find that:
- a. the proposed use will not displace an existing water-dependent use with a non-water-dependent use;
 - b. the proposed use will not, by virtue of its location, scale, duration, operation, or other aspects, pre-empt or interfere with existing or future development of water-dependent uses of the project site or surrounding property;
 - c. the proposed use is compatible with the working waterfront character of the district; and
 - d. the proposed use will not adversely affect the preservation of water dependent uses on surrounding properties.

Amendment 10

That Sec. 34-215 – Site plan review be amended by adding a new clause to subsection (a) Applicability at the end:

- (4) Construction, exterior alteration or exterior expansion of, or change of use, on a parcel that is subject to a state-approved Designated Port Area Master Plan.

Amendment 11

That Sec. 34-215 – Site plan review be amended by revising subsection (b) Minor site plan approval as follows:

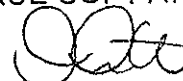
(b) *Minor site plan approval.* An application for permits to build, alter, or expand any building, structure or use in any district where such construction: (1) will not exceed a total gross floor area of 8,000 square feet, and (2) will not generate the need for more than 25 parking spaces shall be deemed a minor site plan. For the purposes of computing total gross floor area or parking spaces, all such applications made within the five previous calendar years shall be considered in the aggregate. And further, within the Waterfront (W), Port (P), and Waterfront Upland (WU) districts, total gross floor area shall include any Intensive Use Area that is outside of the building or structure. Minor site plans shall be reviewed by the building inspector as follows:

Amendment 12

CHELSEA, SUFFOLK, MA

MAR 18 2021

A TRUE COPY ATTEST



JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

That Sec. 34-215 – Site plan review be amended as follows:

- (1) by changing in subsection (e)(1) the number of separate plans from six to seven in the opening sentence;
- (2) adding a new clause g. in subsection (e)(1), which shall read as follows:

g. Certified plot plan, which shall contain all boundaries, easements, utilities, and dimensions.
- (3) relettering the existing clause g in subsection (e)(1) to h.

Amendment 13

That Sec. 34-215 – Site plan review be amended by adding a new subsection (g) and relettering subsequent subsections to (h), (i), and (j):

- (g) In addition to the current requirements of subsection (f), development projects that include supporting commercial or industrial uses on filled tidelands within the Port (P) district, must comply with these additional standards:
 - (1) The amount of supporting commercial or industrial uses located on the filled tidelands portion of a property shall be no more than 25% or that allowed by a state-approved Designated Port Area Master Plan.
 - (2) The supporting commercial or industrial use must provide a water-dependent industrial use in the DPA with direct economic and/or operational support.
 - a) If proposed on a property with a functioning water-dependent industrial use, required level of support is assumed to be provided.
 - b) If proposed on a property with no existing or proposed water-dependent industrial use, the required level of financial support is to be (1) invested in on-site waterfront infrastructure improvements, or (2) if no or insufficient investment on-site is feasible, funds are to be contributed to the waterfront improvement trust fund.
 - (3) For properties with supporting commercial uses proposed for filled tidelands, but not for supporting industrial uses, in the Port (P) district:
 - a) At least one square foot of filled tideland area shall be reserved for public open space for every square foot of filled tideland covered by the combined footprint of buildings containing a non-water-dependent use on the project site. Where the reservation of filled tideland area for public open space is not practical, other areas of the project may be reserved, provided that the public access is enhanced by the change.
 - b) Supporting commercial uses cannot be located on pile-supported piers.
 - c) If in a new building, supporting commercial uses cannot be located in the water-dependent use zone of filled tidelands.

Amendment 14

CHELSEA, SUFFOLK, MA

MAR 18 2021

A TRUE COPY ATTEST



JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

That the following definitions be added or modified in Section 34-241:

Lot area. The horizontal area of the lot exclusive of

- (a) any area in a street or private way open to public use, and
- (b) any water area below the mean higher high-tide line.

Water-dependent industrial use: industrial uses that require direct access to or location in tidal waters, and therefore cannot be located away from said waters, including those categorically defined as such at 310 CMR 9.12(2)(b).

Water-dependent use zone: an area of filled tidelands, as described in 310 CMR 9.51, running landward of and parallel to the project shoreline extending in width for the lesser of 100 feet or 25% of the weighted average distance from the present high water mark to the landward lot line of the property, but no less than 25 feet; along the ends of piers and wharves, extending the lesser of 100 feet or 25% of the distance in question to the base of the pier or wharf, but no less than 25 feet; and along the sides of piers and wharves, extending the lesser of 50 feet or 15% of the edge in question to the opposite edge, but no less than 10 feet.

Supporting industrial use: a non-water-dependent industrial use in a Designated Port Area that provides water-dependent industrial use in the DPA with direct economic or operational support.

Supporting commercial use: a commercial use in a Designated Port Area that provides water-dependent industrial use in the DPA with direct economic or operational support.

Filled tidelands: former submerged lands and tidal flats which are no longer subject to tidal action due to the presence of fill.

Designate Port Area (DPA): an administrative area designated by the commonwealth under 301 CMR 25.00 that reserves geographic areas for current and future water-dependent industrial and supporting industrial and commercial uses.

Point access: a barrier-free pedestrian way leading from a public right-of-way to the water's edge with a terminus designed to provide the public with a safe, comfortable vantage point from which to view the water, surrounding activities, and vistas. The street end of the access way shall be posted with a public access sign approved by the city.

Lateral access: a barrier-free pedestrian way along the water's edge with unobstructed connections to public access on adjoining parcels or to the public right-of-way.

Mean higher high water line: The line marking the average of the higher high water height of each tidal day as observed over the National Tidal Datum Epoch and defined by the National Oceanic and Atmospheric Administration.

Intensive Use Area: The area of a project, outside of any structure, where materials are stored or manipulated as part of the use. This area does not include required parking or landscaping.

CHELSEA, SUFFOLK, MA

MAR 18 2021

A TRUE COPY ATTEST



JEANNETTE Cintron White
CITY CLERK

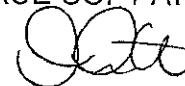
VALID ONLY IF STAMPED WITH CITY SEAL

Amendment 15

That Sec. 34-262 – Table of dimensional regulations be amended by adding the following 2 columns after the column for Waterfront:

TABLE OF DIMENSIONAL REGULATIONS

Zoning Districts	Waterfront	Port	Waterfront Upland
	(W)	(P)	(WU)
Minimum Lot Area (sq. ft.)			
Per dwelling Unit	NA	NA	NA
But not less than	NA	NA	NA
Maximum Density	35 units per acre	NA	35 units per acre
Minimum Density	12 units per acre	NA	12 units per acre
Minimum Frontage (ft.) ⁴	NA	NA	NA
Maximum Floor Area Ratio ²			
Standard	1.5	2	2
Bonus	NA	NA	NA
Maximum Height (ft.) ⁵	35	50; 80 by SP	45
Maximum Number of Stories	NA	NA	NA

CHELSEA, SUFFOLK, MA**MAR 18 2021****A TRUE COPY ATTEST****JEANNETTE Cintron White
CITY CLERK**

VALID ONLY IF STAMPED WITH CITY SEAL

Required Yards (ft.) ⁷			
Front Yard	10	15	5
Side Yard	10	10	NA
Rear Yard	10	NA	NA
Max. % of Lot Covered	NA	NA	NA
Minimum Usable Open Space per family (sq. ft.)	150	NA	150
Minimum Area to remain as Usable Open Space ⁹	15 ¹⁰	15 ¹⁰	15 ¹⁰
Minimum distance Between Access Points to the same lot (ft.) ¹¹	50	100	50

Amendment 16

That Sec. 34-300 – Table of principal use regulations be amended by replacing it with the attached table.

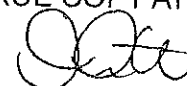
Amendment 17

That the zoning map referenced in Sec. 34-29 – Zoning map be amended by replacing it with the attached map.

CHELSEA, SUFFOLK COUNTY, MA

MAR 18 2021

A TRUE COPY ATTEST



JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

Ordered, Motion to Amend #15 so that the Sec34-262 Table of Dimensional Regulations be
changed so that the Waterfront Upland maximum height be comparable to
Port and read 65: 80 by SP

Councilor Avellaneda

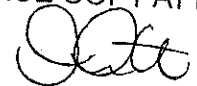
Sec. 34-187- Mixed Use Overlay District (MUOD)

(a) *Scope and purpose.* This section applies to the Mixed Use Overlay District (MUOD). It is the purpose of this section to establish a MUOD to foster and promote increased multi-family housing development adjacent to the new Chelsea Commuter Rail Station and the terminus of the Silver Line. Other objectives include:

1. Promote public health, safety, and welfare by encouraging diversity of housing opportunities.
2. Allow for the development of mixed-use retail and residential by right.
3. Encourage redevelopment of underutilized parcels within an Urban Renewal Area.
4. Provide a mechanism to increase housing and promote additional affordability through density bonuses.
5. Provide parking ratios that are appropriate for Transit-Oriented Development.
6. Encourage the creation of open space that is accessible to the public.

(b) *Extent of district.* The district shall be bounded by Everett Avenue to the northeast, the Everett City line to the northwest, and MBTA railroad right-of-way to the south.

(c) *Required minimum acreage.* The provisions of this district are applicable to contiguous parcels under common ownership of one (1) acre or more.

CHELSEA SUFFOLK MA
MAR 18 2021
A TRUE COPY ATTEST

JEANNETTE Cintron White
CITY CLERK
VALID ONLY IF STAMPED WITH CITY SEAL

- (d) *Underlying uses.* Any use allowed within the underlying district will continue to be allowed.
- (e) *Additional uses.* Mixed-use development or redevelopment with residential housing units above one or more floors of commercial and/or retail is allowed by-right to a maximum density of so units per acre. Where appropriate, the Zoning Board of Appeals may issue a Special Permit to allow for noncommercial and/or non-retail use of the first floor.
- (f) *Bonus density.* Additional density is allowed with the provision of additional affordable housing units above the requirements of Sec. 34-156. Bonus density shall be granted at a rate of 10 additional units per acre for each five percent (5%) increase in the number of affordable housing units provided in a project, to a maximum density of 70 units per acre. Floor area ratios shall not apply.
- (g) *Building Height.* Buildings shall be no less than 4 stories and not more than 100 feet in height.
- (h) *Parking minimums.* Minimum parking within the MUOD will be set at 1.0 space per unit. Where parking spaces are not assigned to specific users, retail and commercial parking requirements may be met by sharing residential spaces.
- (i) *Open space.* Twenty percent of the project area shall be open space. The amount of required open space may be reduced by 1 square foot for each square foot of open space that is accessible to the general public. Access roads shall not be counted as open space.
- (j) *Design review.* Projects developed under this section are subject to the site plan review provisions of section 34-215.

If you should have any questions, please feel free to contact me.

Sincerely,

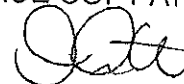
Paul G. Casino (FM)

Paul G. Casino
Clerk to the Chelsea City Council

CHELSEA, SUFFOLK, MA

MAR 18 2021

A TRUE COPY ATTEST



JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

City of Chelsea, Massachusetts

Municipal Harbor Plan, 2/3
MAR - 8 2021

,2021

Roll call in connection with:

R/A. as amended.

Chelsea City Council

	YES	NO	ABSENT	PRESENT
Councilor Damali Vidot At Large	✓			
Councilor Roy Avellaneda At Large	✓			
Councilor Giovanni Recupero District Six	✓			
Councilor Judith Garcia District Five	✓			
Councilor Melinda Vega Maldonado District Two	✓			
Councilor Leo Robinson At Large	✓			
Councilor Yamir Rodriguez District Seven	✓			
Councilor Todd Taylor District One	✓			
Councilor Enio Lopez District Four	✓			
Councilor Calvin Brown District Eight	✓			
Councilor Naomi Zabot District Three	✓			

Totals:

11-0-0-0

Comments:

CHELSEA, SUFFOLK, MA

MAR 18 2021

A TRUE COPY ATTEST

[Signature]

JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

Sec. 34-300. - Table of principal use regulations.

TABLE OF PRINCIPAL USE REGULATIONS

Principal Use	Districts															
	R1	R2	R3	BR	BR2	BH	B	SC	W	P	WU	L	LI	LI2	NHR	NHC
A. Residential uses																
Single-family dwelling	Y	Y	Y	N	N	N	N	N	Y	N	Y	N	N	N	N	N
Two-family dwelling	Y	Y	Y	N	N	N	N	N	Y	N	Y	N	N	N	N	N
Three-family dwelling	N	Y	Y	N	N	N	N	N	Y	N	Y	N	N	N	N	N
Multifamily dwelling with four to six dwelling units	N	SP	Y	Y	Y	N	N	N	SP	N	SP	N	N	SP	Y	N
Dwellings containing seven or more dwelling units	N	SP	Y	Y	Y	N	N	N	SP	N	SP	N	N	SP	SP	N
Multifamily dwelling at a minimum density of 12 units and a maximum density of 35 units per acre	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N
Conversion of a dwelling	Y	Y	Y	N	Y	N	N	N	N	N	N	N	N	Y	N	N
Dwelling above the first floor of a building containing retail or office use	N	N	Y ¹	Y	Y	N	N	N	N	N	SP	N	N	SP	N	N
Retail or professional service business, or business or professional office, within a dwelling structure	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	N
Lodginghouse or boardinghouse	N	SP	SP	SP	N	N	N	N	N	N	N	N	N	N	N	N
Congregate housing	SP	SP	SP	N	N	N	N	N	N	N	N	N	N	N	N	N
Assisted and/or independent living facility	N	SP	SP	SP	SP	N	N	N	SP	N	N	N	N	N	SP	N
Shared elderly housing	SP	SP	SP	SP	SP	N	N	N	SP	N	N	N	N	N	SP	N
Community residence	SP	SP	SP	SP	SP	N	N	N	SP	N	N	N	N	N	SP	N
B. Exempt and institutional uses																
Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

JEANNETTE Cintron White
CITY CLERK
VALID ONLY IF STAMPED WITH CITY SEAL

Principal Use	Districts														
	R1	R2	R3	BB	BR2	BB	B	SC	W	P	WU	L1	L2	NHR	NHC
Use of land or structures for educational purposes on land owned or leased by the state or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Family day care home, small	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Family day care home, large	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Adult day care facility, small	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Adult day care facility, large	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Child care facility in existing building	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Child care facility in new building	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP
Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Facilities for the sale of produce, and wine and dairy products, provided that during the months of June—September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

CHELSEA, SUFFOLK, MA

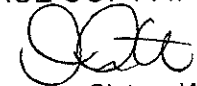
A TRUE COPY ATTEST

JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

Principal Use	Districts															
	R1	R2	R3	BP	BR2	BH	B	SC	W	TP	WU	L	L1	L2	NHR	NHC
than five acres in area on which the facility is located																
Municipal facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Essential services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hospital	N	N	N	SP	SP	SP	SP	SP	N	N	N	SP	N	N	N	N
Noncommercial research facility	N	N	N	N	N	N	SP	N	SP	SP	SP	SP	SP	SP	N	N
Parks and playgrounds	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
Institutional uses, including marine research, education and laboratory facilities, not including overnight accommodations	N	N	N	N	N	N	N	N	SP	Y	SP	N	N	N	N	N
C. Commercial uses																
Nonexempt educational use	N	N	N	Y	Y	Y	SP	Y	Y	N	SP	N	N	N	Y	Y
Nonexempt educational use with a minimum of 20,000 square feet	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Animal clinic or veterinary hospital	N	N	N	SP	SP	N	N	SP	N	N	SP	SP	N	N	N	N
Kennel	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Private club or lodge	N	N	N	Y	Y	SP	N	SP	N	N	N	N	N	SP	N	N
Nursing or convalescent home	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	N	SP	N
Funeral home	N	N	N	SP	N	SP	N	SP	N	N	N	N	N	N	SP	SP
Hotel, inn, motel, tourist home	N	N	N	SP	SP	SP	Y	SP	SP	SP	SP	SP	SP	N	N	Y
Hotel/motel, extended stay lodging	N	N	N	SP	SP	SP	Y	SP	SP	SP	SP	SP	SP	N	N	Y
Planned development	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Bakery, delicatessen, candy, fish, including accessory food service	N	N	N	Y	Y	Y	SP	Y	Y	SP	Y	SP	SP	SP	SP	SP

A TRUE COPY ATTEST


 JEANNETTE Cintron White
 CITY CLERK
 VALID ONLY IF STAMPED WITH CITY SEAL

Principal Use	DISTRICT 5															
	R1	R2	R3	BR	BR2	BH	B	SC	W	SP	WU	J	U	U2	NHR	NHC
Book, stationery, gift, clothing, dry goods, hardware, jewelry, or variety store	N	N	N	Y	Y	Y	N	Y	Y	SP	Y	N	N	N	N	Y
Convenience store with hours of operation not to exceed 5:00 a.m. to 11:00 p.m.	N	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	N	N	SP
Convenience store with hours of operation exceeding 5:00 a.m. to 11:00 p.m., and/or with the sale of beer and/or wine	N	N	N	SP	SP	SP	N	N	N	SP	SP	N	N	N	N	N
Convenience store with the sale of alcoholic beverages other than beer and/or wine	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Gasoline sales with convenience store	N	N	N	N	N	SP	SP	SP	N	SP	N	SP	N	N	N	N
Supermarket with hours of operation exceeding 5:00 a.m. to 11:00 p.m., and/or with the sale of beer, wine and/or other alcohol	N	N	N	SP	SP	SP	N	N	N	N	SP	N	N	N	N	N
Supermarket and grocery store	N	N	N	SP	SP	SP	N	SP	N	N	SP	N	N	N	N	N
Department store, discount house	N	N	N	SP	SP	SP	N	SP	N	N	SP	N	N	N	N	N
Retail stores and services not elsewhere set forth	N	N	N	SP	SP	SP	N	SP	N	SP	SP	N	N	N	N	N
Major commercial project	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Motor vehicle sales and rental	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	N	N
Motor vehicle repair services and washing and waxing establishments	N	N	N	SP	N	SP	N	N	N	N	N	N	N	N	N	N
Motor vehicle service station	N	N	N	SP	N	SP	N	N	N	N	N	N	N	N	N	N

CHELSEA, SUFFOLK, MA

MAY 13 2021
A TRUE COPY ATTEST

JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

Principal Use	Districts															
	R1	R2	R3	BR	BR2	BH	B	SC	W	P	WU	I	I1	I2	NHR	NHG
Motor vehicle parts stores	N	N	N	SP	N	SP	N	Y	N	N	N	N	N	N	N	N
Motor vehicle storage and repair	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Boat and accessory sales, service and rental establishments	N	N	N	N	N	N	N	N	SP	SP	SP	N	N	N	N	N
Boat storage facilities, including rack storage facilities	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
Boatbuilding and shipbuilding, including facilities for construction, fabrication, maintenance and repair of boats and ships exceeding 60 feet in length	N	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N
Ferries and excursion facilities	N	N	N	N	N	N	N	N	SP	Y	N	N	N	N	N	N
Fishing, commercial, and industrial vessel berthing, including docks	N	N	N	N	N	N	N	N	SP	SP	N	SP	N	N	N	N
Fishing pier	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N
Fabrication, storage, and repair of fishing equipment	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N
Fueling and bunkering of vessels	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N	N
Harbor and marine supplies and services, chandleries, ship supply, not including bunkering of vessels	N	N	N	N	N	N	N	N	N	Y	SP	N	N	N	N	N
Commercial docks and marinas	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
Marinas, including boat storage and boat repair	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N	Y	Y
Yacht club, boat rental	N	N	N	N	N	N	N	N	Y	CHELSEA, SUFFOLK, MA						
Marine construction and salvage facilities ⁶	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N

Principal Use	Districts															
	R1	R2	R3	BR	BR2	BH	B	SC	W	P	WU	T	LI	LI2	NHR	NHC
Marine intermodal transportation terminals and facilities ⁶	N	N	N	N	N	N	N	N	SP	Y	N	N	N	N	N	N
Marine offices, including without limitation offices of owners of wharves or their agent, naval architects, and seafood brokers	N	N	N	N	N	N	N	N	Y	Y	SP	N	N	N	N	N
Accessory maritime uses ⁶	N	N	N	N	N	N	N	N	SP	Y	SP	N	N	N	N	N
Facilities for marine pollution control, oil spill cleanup, and the servicing of marine sanitation devices	N	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N
Tugboat, fireboat, pilot boat and similar services	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
Food handling and preparation facilities	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	N	N
Restaurant, including service of alcoholic beverages	N	N	N	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	Y	Y
Restaurant, drive-in	N	N	N	N	N	SP	N	SP	N	N	N	N	N	N	N	N
Restaurant, fast food	N	N	N	N	N	SP	N	SP	N	SP	SP	N	N	N	N	N
Professional, business and governmental offices	N	N	N	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
Medical centers	N	N	N	N	N	SP	N	SP	N	N	N	SP	N	SP	N	N
Medical marijuana treatment center	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N
Substance abuse counselling center	N	N	N	N	N	SP	N	SP	N	N	N	SP	N	SP	N	N
Substance abuse treatment center	N	N	N	N	N	SP	N	SP	N	N	N	SP	N	N	N	N
Bank, financial agency	N	N	N	Y	Y	Y	SP	Y	Y	SP	Y	Y	SP	SP	Y	Y
Indoor commercial recreation	N	N	N	N	N	N	N	Y	N	N	SP	SP	N	N	N	N

CHELSEA, SUFFOLK, MA

A TRUE COPY ATTEST

JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

Principal Use	Districts															
	R1	R2	R3	BR	BR2	BH	B	SC	W	P	WU		E	LI2	NHR	NHC
Personal service establishment	N	N	N	Y	Y	Y	N	Y	N	SP	Y	N	N	N	N	Y
General service establishment	N	N	N	Y	Y	Y	N	Y	N	SP	Y	N	N	N	N	Y
Adult entertainment establishment	N	N	N	N	N	SP	N	SP	N	N	N	N	N	N	N	N
Bed and breakfast	SP	SP	SP	N	SP	N	N	N	N	N	N	N	N	N	N	N
Parking facilities	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	SP	SP
Park and ride/park and fly facilities	N	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N
Storage of vehicles for hire or return from hire	N	N	N	N	N	N	SP	N	N	SP	SP	N	N	N	N	N
Theaters, concert halls and cinemas	N	N	N	Y	N	N	N	Y	N	N	SP	SP	N	N	N	Y
Trade and craft establishments	N	N	N	Y	Y	Y	N	Y	N	SP	Y	Y	N	Y	N	N
Health and fitness club	N	N	N	SP	Y	SP	Y	Y	SP	SP	SP	SP	SP	SP	N	N
Art use	N	N	N	SP	SP	SP	N	N	N	N	Y	Y	Y	Y	N	N
Marine industrial related museum	N	N	N	N	N	N	N	N	N	Y	SP	N	N	N	N	N
Moving company, less than 15,000 square feet gross floor area (2)	N	N	N	N	N	N	N	N	N	SP	SP	Y	N	N	N	N
Moving company, 15,000 square feet or more gross floor area (2)	N	N	N	N	N	N	N	N	N	SP	SP	SP	N	N	N	N
D. Industrial uses																
Light manufacturing	N	N	N	N	N	N	N	N	N	SP	SP	Y	Y	Y	N	N
Wholesale business and storage in connection with wholesale business	N	N	N	N	N	N	N	N	N	SP	SP	Y	Y	SP	N	N
Inside display and sale of merchandise by distributors or manufacturers	N	N	N	N	N	N	N	N	Y	SP	SP	SP	Y	SP	N	N

A TRUE COPY ATTEST


 JEANNETTE Cintron White
 CITY CLERK
 VALID ONLY IF STAMPED WITH CITY SEAL

Principal Use	Districts															
	R1	R2	R3	BR	BR2	BH	B	SC	W	P	WB	I	LI	LI2	NHR	NHC
Life sciences research, development, and manufacturing	N	N	N	N	N	N	N	N	N							
Manufacturing	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	N	N	N
Manufacturing, bio-tech	N	N	N	N	N	N	SP	N	SP	SP	SP	SP	SP	N	N	N
Fabrication of marine-related goods, marine industrial welding, marine repair services, marine machine shops and related storage facilities	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	N	N	N
Marine-related and supporting light industrial	N	N	N	N	N	N	N	N	SP	SP	SP	N	N	SP	N	N
Marine-related research, laboratories, and scientific development	N	N	N	N	N	N	N	N	N	Y	SP	N	Y	N	N	N
Marine-related wholesale business, warehousing and storage	N	N	N	N	N	N	N	N	SP	SP	SP	N	Y	N	N	N
Materials recovery facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Research and development, including related offices	N	N	N	N	N	N	SP	N	SP	SP	SP	SP	SP	SP	N	SP
Contractor's yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Junkyard or automobile graveyard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Bulk storage of cargo and freight	N	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N
Bulk storage facilities, provided the use is fully enclosed, including petroleum products storage and oil and gas distribution facilities, but specifically excluding junkyard facilities and any other unsightly bulk storage	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N	N

CHELSEA, SUFFOLK, MA

A TRUE COPY ATTEST

[Signature]

JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

Principal Use	Districts															
	R1	R2	R3	BR	BR2	BH	B	SC	W	SP	WO	H	H1	H2	NHR	NHC
Container shipping operations, marine cargo handling facilities	N	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N
Freight forwarding facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Enclosed seafood processing, seafood packing and packaging, seafood loading, and seafood distribution	N	N	N	N	N	N	N	N	SP	SP	SP	N	N	N	N	N
Commercial or industrial laundry	N	N	N	N	N	N	N	N	N	SP	SP	SP	N	N	N	N
Urban agriculture	N	N	N	N	N	N	N	N	N	SP	SP	SP	N	N	N	N
Brewery with retail sales	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	N	N
Distillery with retail sales	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	N	N
E. Other uses																
Ambulance service	N	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	N	N
Dog kennel/dog daycare	N	N	N	N	N	SP	SP	SP	SP	N	N	SP	SP	SP	N	N
Drive-in window services at retail or other use	N	N	N	N	N	SP	SP	SP	SP	N	N	SP	SP	SP	SP	SP
Municipal education buildings being rehabilitated or converted from such use to a nonmunicipal use	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

Note:

- (1) For buildings fronting on Broadway only, provided that sufficient off-street parking is available for the residential uses.
- (2) In accordance with section 34-241, on-site storage, if any, shall not exceed 30 percent of gross floor area, except in instances where the zoning board of appeals, in accordance with section 34-214, may grant a special permit to allow storage up to 50 percent of the gross floor area.

(3) except that no residential use is allowed as part of the planned development

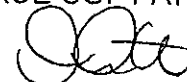
(4) except prohibited on pile supported piers

(5) facilities for recreational boats limited to nine slips

CHELSEA, SUFFOLK, MA

MAR 18 2021

A TRUE COPY ATTEST



JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

(6) Site plan review under section 34-24.5 is mandatory. Uses are only authorized after site plan approval.

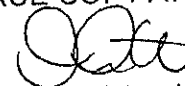
(7) Uses are by right in the Port district only provided that (i) the principal use shall occupy a gross floor area and outside intensive use area totaling less than 30,000 square feet and (ii) less than 10,000 square feet of the principal use activities shall be located outside the buildings. If these conditions are not met, use is by special permit.

(8) Accessory maritime uses are those that are customarily incidental and subordinate to the location, function, and operation of permitted principal uses, including temporary uses, provided that all such temporary uses on a lot do not exceed a combined total of 30 days per year and that the total floor area utilized for such uses does not exceed ten percent of the total floor area of lot area at any given time.

CHELSEA, SUFFOLK, MA

MAR 18 2021

A TRUE COPY ATTEST



JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

ZONING DISTRICT

- City of
Everett

Chelsea Creek

East
Boston

Received by:
City of Chicago Planner & Project Manager
September 13, 2011

[illegible]

CHelsea, SUFFolk, MA

A TRUE COPY ATTEST

JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL

City of Chelsea, Massachusetts

MAR - 8 2021, 2021

Roll call in connection with:

#15 amendment R/A.

Adopted 6-5-0-0

Chelsea City Council

	YES	NO	ABSENT	PRESENT
Councilor Damali Vidot At Large		✓		
Councilor Roy Avellaneda At Large	✓			
Councilor Giovanni Recupero District Six	✓			
Councilor Judith Garcia District Five		✓		
Councilor Melinda Vega Maldonado District Two		✓	✓	
Councilor Leo Robinson At Large	✓			
Councilor Yamir Rodriguez District Seven		✓		
Councilor Todd Taylor District One	✓			
Councilor Enio Lopez District Four		✓		
Councilor Calvin Brown District Eight	✓			
Councilor Naomi Zabot District Three	✓			

Totals:

6-5-0-0

Comments:

CHELSEA, SUFFOLK, MA

MAR 18 2021

A TRUE COPY ATTEST

[Signature]

JEANNETTE Cintron White
CITY CLERK

VALID ONLY IF STAMPED WITH CITY SEAL