

Arlington, MA

Economic Analysis Of Industrial Zoning Districts

Zoning Board Working Group Meeting #2
Initial Review: Zoning Test-Fit Scenarios

February 5, 2020



Agenda

Introductions

Timeline & Deliverables

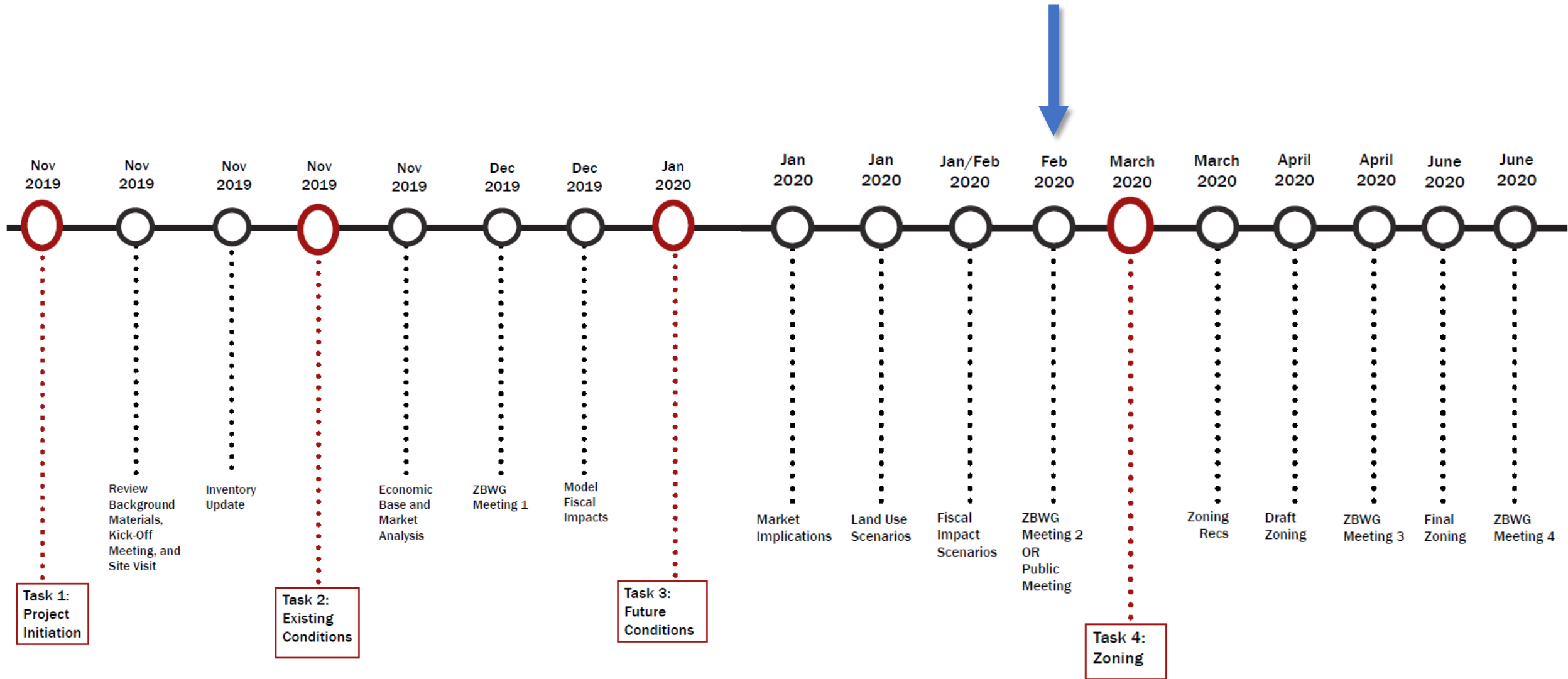
Existing Zoning Review

Zoning Test-Fit Scenarios

Market Implications

Next Steps

Project Schedule





Existing Zoning Review

Industrial Zoning District

Class of Use	MU	PUD	I	T	OS
Light Industry					
Light manufacturing provided dust, flashing, fumes, gases, odors, refuse matter, smoke, and vapor in enclosed facility or disposed of properly and provided no noise or vibration is perceptible without instruments at a distance greater than 50 feet			SP		
Office Uses					
Including but not limited to professional, business, or medical or dental offices					
• Less than 3,000 sq. ft. gross floor area per building	SP	Y	Y		
• 3,000 sq. ft. or more gross floor area per building	SP	SP	SP		

Building Regulations

Setbacks

Front – 10 feet
 Side – 10 feet
 Rear – 10 feet

Height

52 feet

Building Coverage

N/A

Parking Requirement

Office – 1 per 500 square feet
 Manufacturing – 1 per 600 square feet



Industrial Zoning

Residential-6 and Residential-7 Zoning

“The R5, R6, and R7 districts are apartment districts... for medium-density (R6) and high-density (R7) residential development.”

R5: “predominant use is two- to three-story garden apartments...”

R6: “predominant use is a mix of apartments up to four stories high and offices at a smaller scale...”

R7: “accommodates apartments up to five stories high and offices of a similar scale...”



Building Regulations

Minimum Lot Area

- R6 – 5,000 sf up to three-family unit
- R6 – 20,000 sf for apartments/office
- R7 – 20,000 sf

Height


- R6 – 35', or 40' on apartment/office
- R7 – 40' or 60' by special permit

Building Coverage

N/A

Maximum FAR

- R6 – 0.8, or 1.2 for apartment/office
- R7 – 1.5

-  Industrial Zoning
-  R6 Zoning
-  R7 Zoning

Reduced Height Buffer Area

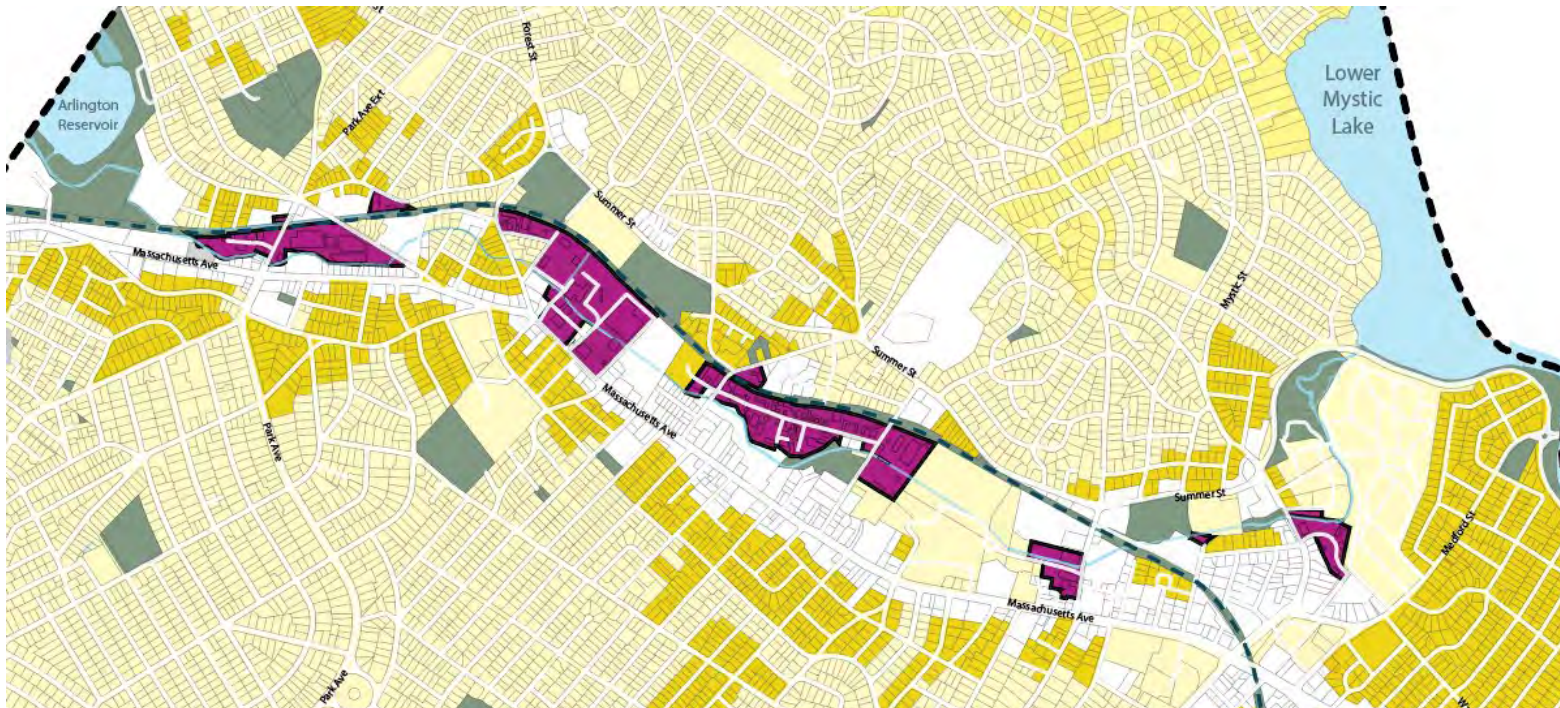
5.3.19. Reduced Height Buffer Area

- A. When two different maximum height limits are specified for the same zoning district in any Table of Dimensional and Density Regulations in this Section 5, the lower limit shall apply to any lot or part of a lot located in a height buffer area unless it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1, R2, or OS district would not be adversely affected due to existing use or topographic condition. A height buffer area is defined as a lot or part of a lot which is located at a lesser distance from any land, not within a public way, in an R0, R1, R2 or OS district than the following:

Land in R0, R1, R2, OS is located	Lower height shall apply
Between northwest and northeast	Within 200 feet
Easterly, between northeast and southeast, or westerly between northwest and southwest	Within 150 feet
Southerly, between southeast and southwest	Within 100 feet

Height Maximums

R0 – 20 feet, 2 stories
R1 – 20 feet, 2 stories
R2 – 20 feet, 2 stories



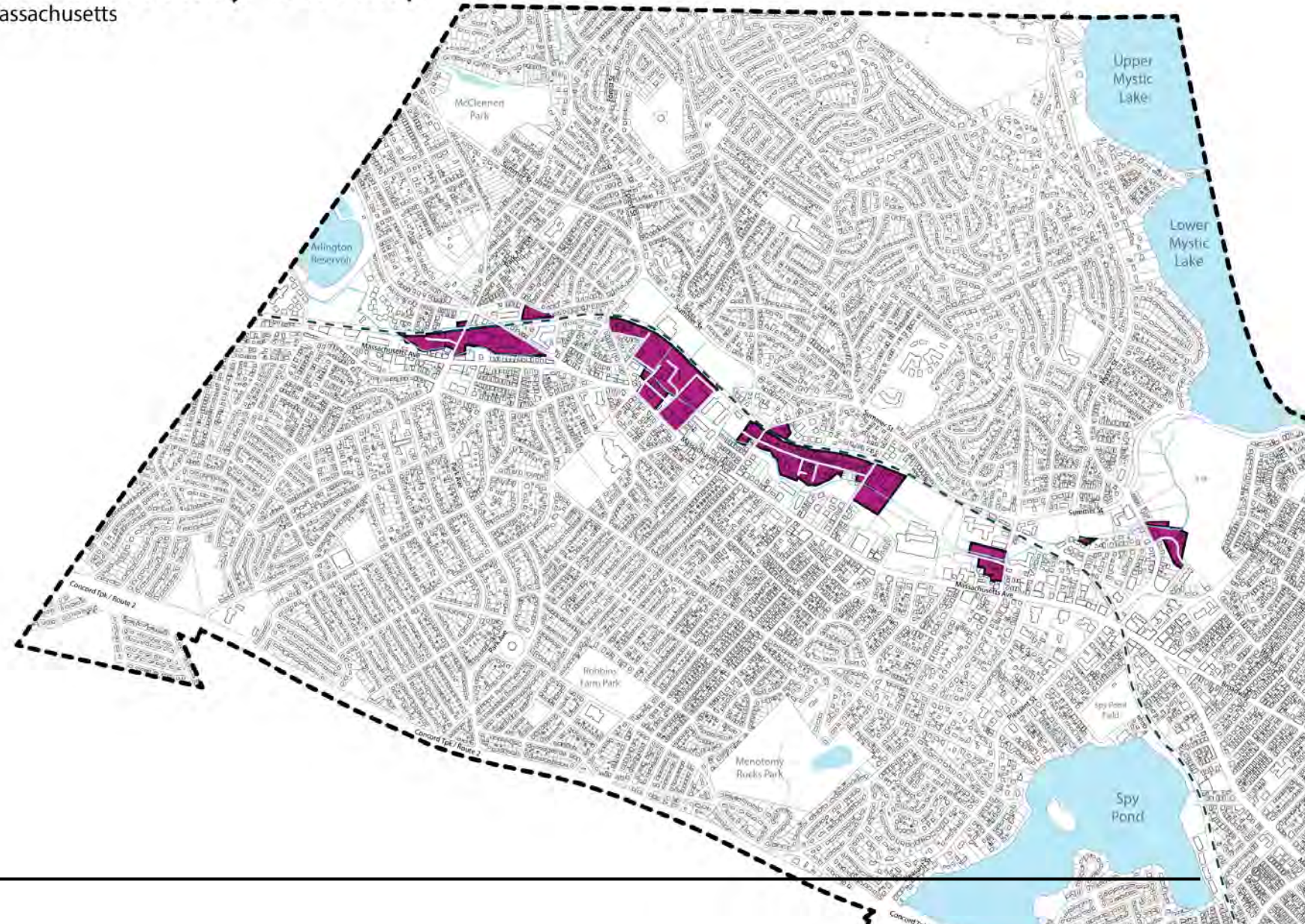
- Industrial Zoning
- Open Space
- R0 and R1 Zoning
- R2 Zoning



Zoning Test-Fit Scenarios

Test Fit Locations

Industrial District Study - Base Map Arlington, Massachusetts



Test Fit Locations

Industrial District Study - Base Map Arlington, Massachusetts

- Chosen for illustrative purposes only
- Highlight a variety of potential development sizes and types
- Mostly older structures with high assessed land value to building value ratios



Site 1: Forest St.



Forest Test Fit Parcels



- Zoning - Industrial
- Setbacks -
 - Front: 10 feet
 - Side - 10 feet
 - Rear - 10 feet
- Height - 52 feet
- Floor Area Ratio - 1.5
- Building Coverage - N/A
- Parking Requirement:
 - Office: 1 per 500 s.f.
 - Manufacturing: 1 per 600 s.f.
- Ryder St MWRASE (?)
- Bicycle Parking -
 - Office: 0.30 spaces per 1,000 s.f.
 - Manufacturing: 0.80 spaces per 1,000 s.f.
- Loading -
 - Office: 5,000 - 50,000 = 1
 - Manufacturing:
 - 5,000 - 20,000 = 1
 - 20,001 - 40,000 = 2
- Total Developments: 274,565

For buildings more than three stories in height, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade

USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA LOADING (SF)
MANUFACTURING				28,790	1	28	28	28,790		48					
OFFICE				18,000	2	13	26	36,000		72					
TOTAL	84,878	2.18	142,317		3		52	64,790		120	128	4	41,994	28,790	24,094



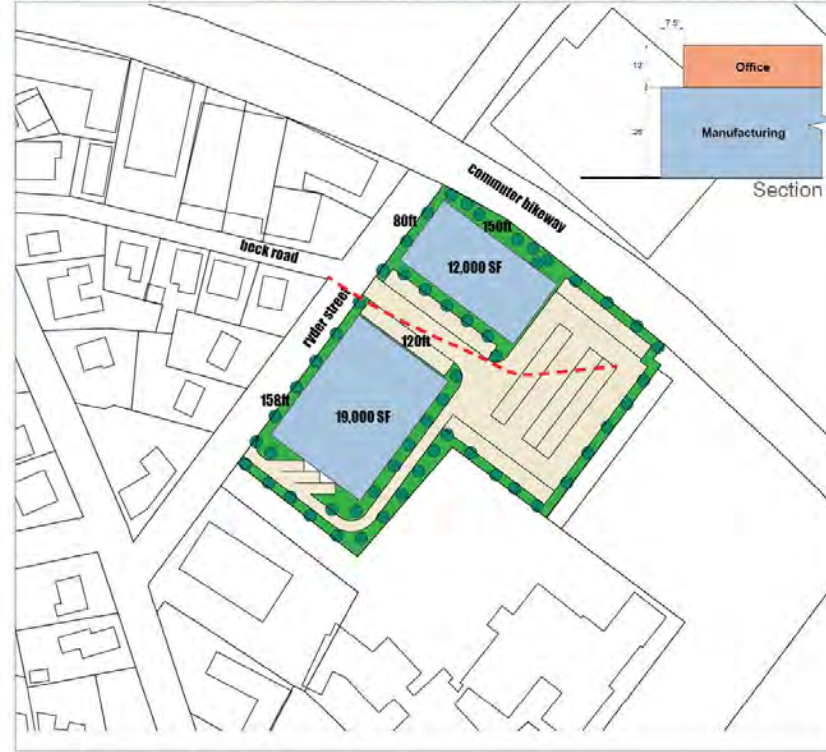
Section

Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Forest Test Fit Parcels - Reduced Height Buffer Applies



For buildings more than three stories in height, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade



USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA / LOADING (SF)
MANUFACTURING				29,100	1	26	26	29,100	39FT	49					
OFFICE				18,300	1	13	13	18,300		37					
TOTAL	94,878	2.18	142,317		3		39	47,400		85	128	4	29,785	29,100	35,993

Zoning - Industrial

Setbacks -

- Front: 10 feet
- Side - 10 feet
- Rear - 10 feet

Height - 52 feet special permit
39 feet by-right

Reduced Height Buffer Area:
When two different maximum height limits are specified for the same zoning district in any Table of Dimensional and Density Regulations in this Section 5, the lower limit shall apply to any lot or part of a lot located in a height buffer area unless it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1, R2, or OS district would not be adversely affected due to existing use or topographic condition.

Floor Area Ratio - 1.5

Building Coverage - N/A

Parking Requirement:

- Office: 1 per 500 s.f.
- Manufacturing: 1 per 600 s.f.

--- Ryder St MWRASe (?)

Bicycle Parking -

- Office: 0.30 spaces per 1,000 s.f.
- Manufacturing: 0.80 spaces per 1,000 s.f.

Loading -

- Office: 5,000 - 50,000 = 1
- Manufacturing: 5,000 - 20,000 = 1
- 20,001 - 40,000 = 2

Total Developments: 274,565

Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Site 2: Park Ave.



Park Test Fit Parcels



Zoning - Industrial

Setbacks -
 Front - 10 feet
 Side - 10 feet
 Rear - 10 feet
 Abutting Residential District - 25 feet / 12.5 feet with fence and screening

Height - 52 feet
Floor Area Ratio - 1.5
Building Coverage - N/A

Parking Requirement:
 Office: 1 per 500 s.f.
 Manufacturing: 1 per 600 s.f.

Bicycle Parking -
 Office: 0.30 spaces per 1,000 s.f.
 Manufacturing: 0.80 spaces per 1,000 s.f.

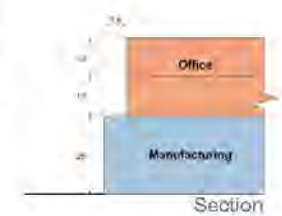
Loading -
 Office: 50,001 - 100,000 = 2
 Manufacturing: 40,001 - 120,000 = 3

Refer to Wetland and Riverfront Area, Section 5.8 in Arlington Zoning By-law and 310 Mass. Reg. 10.58 - Riverfront Area

Total Developments: 274,565

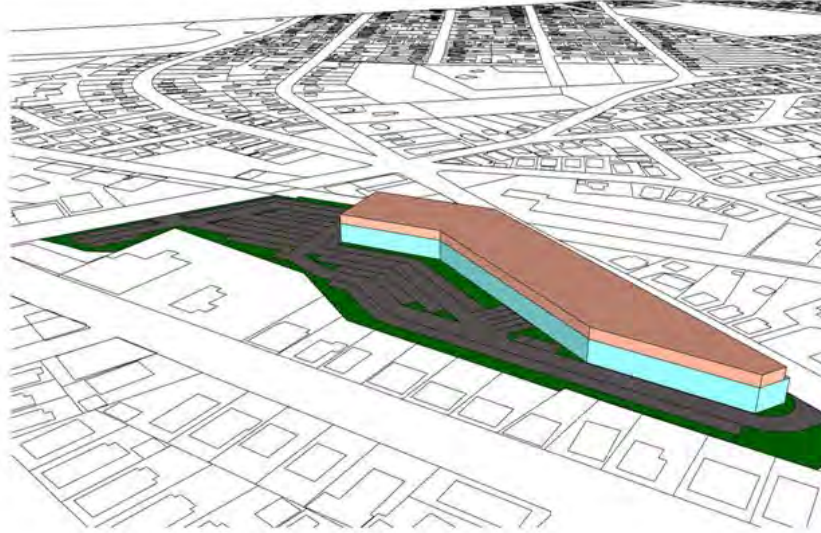
For buildings more than three stories in height, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade

USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA LOADING (SF)
MANUFACTURING				52,000	1	26	26	52,000		87					
OFFICE				48,000	2	13	26	96,000		192					
TOTAL	209,071	4.80	313,807		3		52	148,000	52	279	280	5	97,533	52,000	59,538



Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Park Test Fit Parcels - Reduced Height Buffer Applies



For buildings more than three stories in height, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade



Zoning - Industrial

Setbacks -
 Front - 10 feet
 Side - 10 feet
 Rear - 10 feet
 Abutting Residential District - 25 feet / 12.5 feet with fence and screening

**Height - 52 feet special permit
 39 feet by-right**

Reduced Height Buffer Area:
 When two different maximum height limits are specified for the same zoning district in any Table of Dimensional and Density Regulations in this Section 5, the lower limit shall apply to any lot or part of a lot located in a height buffer area unless it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1, R2, or OS district would not be adversely affected due to existing use or topographic condition.
 Floor Area Ratio - 1.5
 Building Coverage - N/A

Parking Requirement:
 Office: 1 per 500 s.f.
 Manufacturing: 1 per 600 s.f.

Bicycle Parking -
 Office: 0.30 spaces per 1,000 s.f.
 Manufacturing: 0.80 spaces per 1,000 s.f.

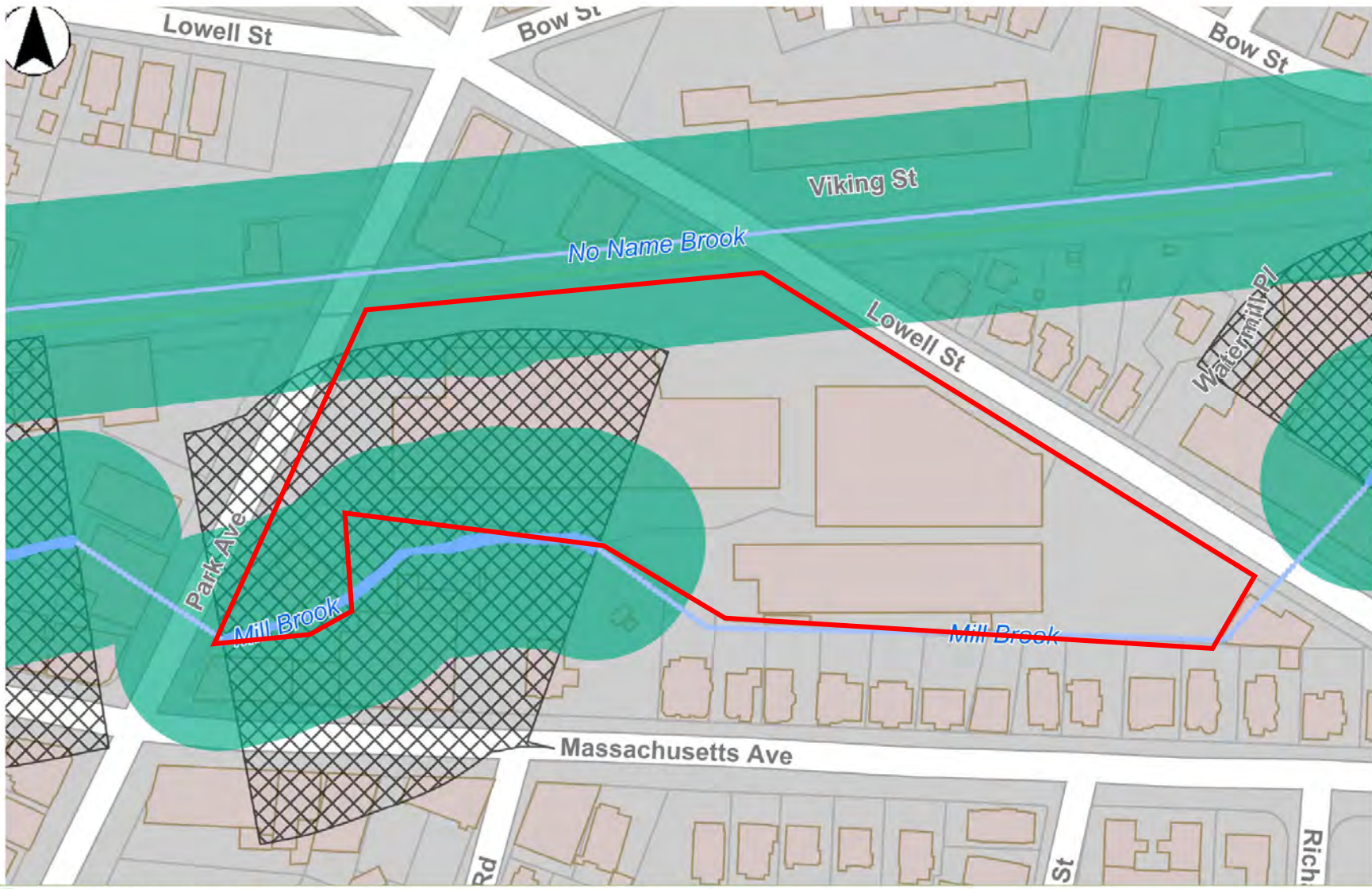
Loading -
 Office: 50,001 - 100,000 = 2
 Manufacturing: 40,001 - 120,000 = 3
 Refer to Wetland and Riverfront Area, Section 5.8 in Arlington Zoning By-law and 310 Mass. Reg. 10.58 - Riverfront Area

Total Developments: 274,565

USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA / LOADING (SF)
MANUFACTURING				70,000	1	26	26	70,000	39FT	117					
OFFICE				65,000	1	13	13	65,000		130					
TOTAL	209,071	4.80	313,607		3		39	135,000		247	280	5	86,333	70,000	52,738

Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Park Test Fit Parcels



- Abutting Towns
- Water Body
- Water Line
- Wetlands
- Wetland Regulated Buffer
- Wetland Regulated River
- Buildings
- Master Plan - Town Bound
- Master Plan Base Map - S
- Parcels - For Gray Backgr
- Highways - White
- Interstate
- US Highway
- State Highway
- Pavement Markings
- Impervious Surface - For B
- Street
- Sidewalk
- Street Island
- Driveway
- Parking Lot
- Bike Path
- Roads - For Large Scale (f
- Roads - For Small Scale (f
- Major Road
- Local Road
- Master Plan Base Map - M
- Master Plan Base Map - W
- Master Plan Base Map - W
- Town Boundary - Gray Bar

Site 3: Dudley St.



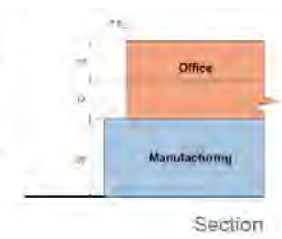
Dudley Test Fit Parcels (office + manufacturing)



- Zoning - Industrial
- Setbacks -
 - Front: 10 feet
 - Side - 10 feet
 - Rear - 10 feet
- Height - 52 feet
- Floor Area Ratio - 1.5
- Building Coverage - N/A
- Parking Requirement:
 - Office: 1 per 500 s.f.
 - Manufacturing: 1 per 600 s.f.
- Bicycle Parking -
 - Office: 0.30 spaces per 1,000 s.f.
 - Manufacturing: 0.80 spaces per 1,000 s.f.
- Loading -
 - Office: 5,000 - 50,000 = 1
 - Manufacturing: 20,001 - 40,000 = 2
- Refer to Wetland and Riverfront Area, Section 5.8 in Arlington Zoning By-law and 310 Mass. Reg. 10.58 - Riverfront Area
- Total Development: 274,565

For buildings more than three stories in height, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade

USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA / LOADING (SF)
MANUFACTURING				19,500	1	26	26	19,500		33					
OFFICE				17,000	2	13	26	34,000		68					
TOTAL	69,786	1.80	104,879		3		52	53,500	52	101	104	2	35,175	19,500	15,111



Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Dudley Test Fit Parcels (office)-Reduced Height Buffer Applies



Zoning - Industrial

Setbacks -
 Front: 10 feet
 Side: 10 feet
 Rear: 10 feet

Height - 52 feet special permit
 39 feet by-right

Reduced Height Buffer Area:
 When two different maximum height limits are specified for the same zoning district in any Table of Dimensional and Density Regulations in this Section 5, the lower limit shall apply to any lot or part of a lot located in a height buffer area unless it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1, R2, or OS district would not be adversely affected due to existing use or topographic condition.

Floor Area Ratio - 1.5

Building Coverage - N/A

Parking Requirement:
 Office: 1 per 500 s.f.
 Manufacturing: 1 per 600 s.f.

Bicycle Parking -
 Office: 0.30 spaces per 1,000 s.f.
 Manufacturing: 0.80 spaces per 1,000 s.f.

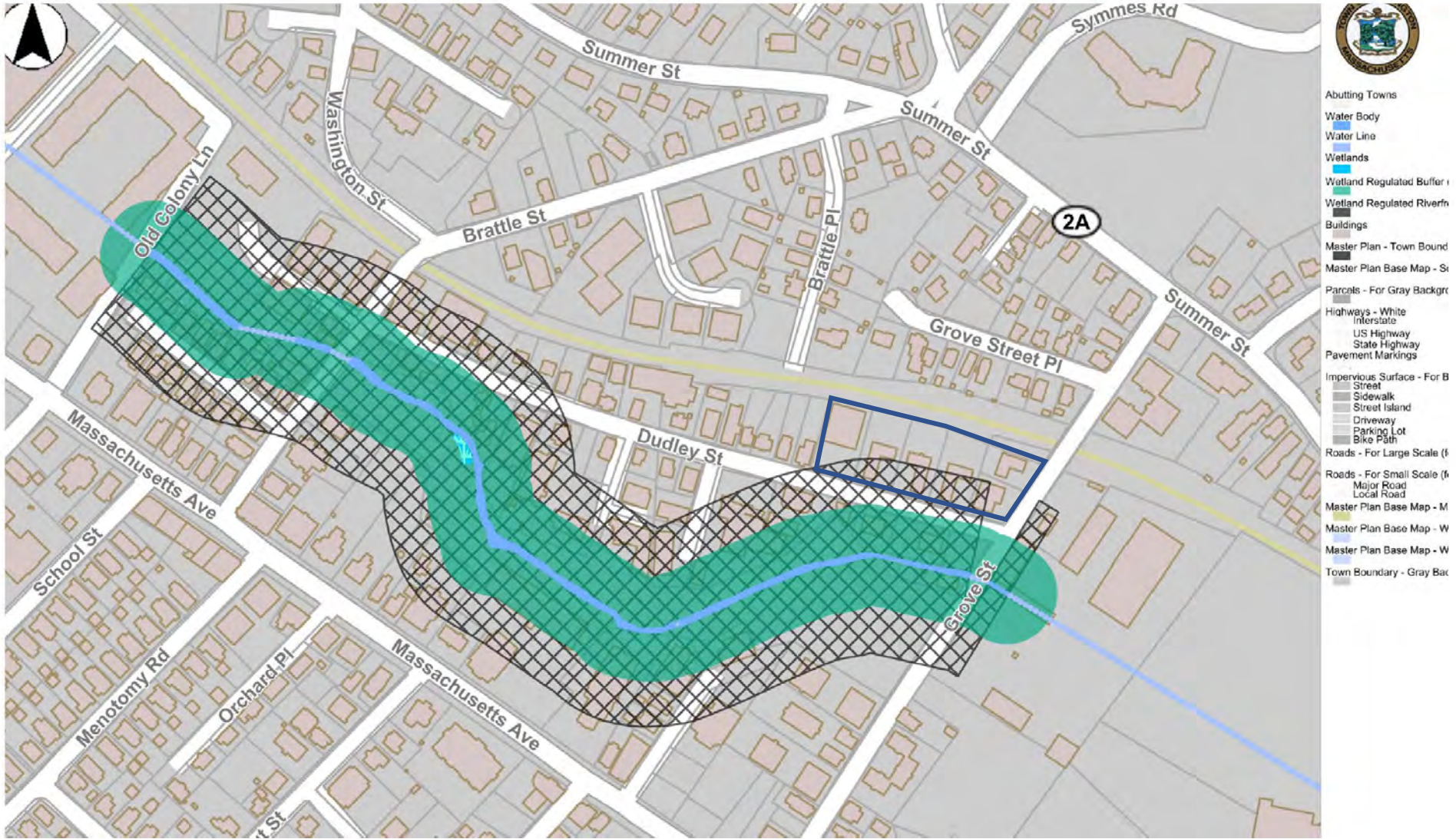
Loading -
 Office: 5,000 - 50,000 = 1
 Manufacturing:
 5,000 - 20,000 = 1
 20,001 - 40,000 = 2

Total Development: 274,565

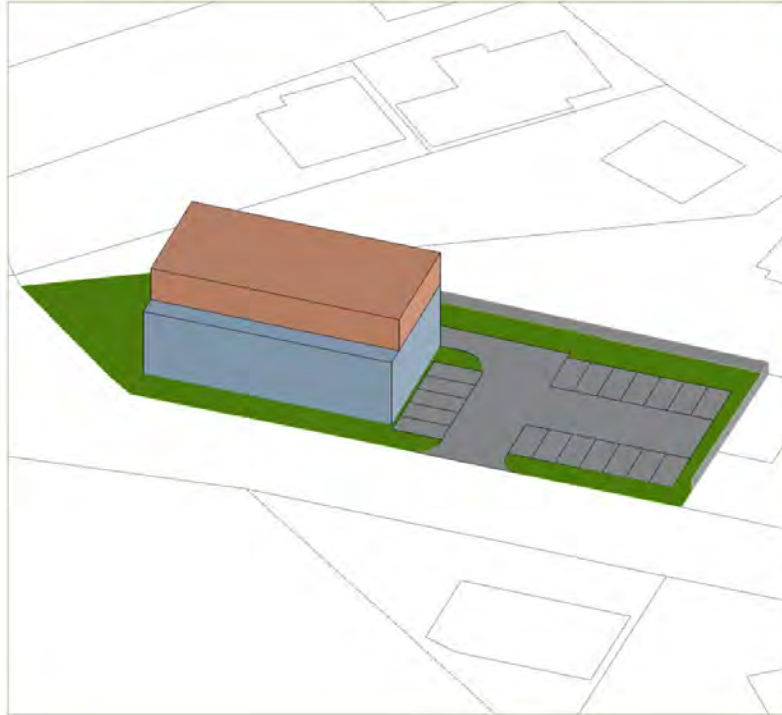
USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA / LOADING (SF)
OFFICE				17,500	2	13	26	35,000		78					
OFFICE				15,188	1	13	13	15,188		34					
TOTAL	69,786	1.60	104,679		3		39	50,188	52	100	104	2	35,131	17,500	17,155

Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Dudley Test Fit Parcels



Mystic Test Fit Parcels



- Zoning - Industrial**
- Setbacks -**
 - Front - 10 feet
 - Side - 10 feet
 - Rear - 10 feet
 - Abutting Residential District - 25 feet / 12.5 feet with fence and screening
- Height - 52 feet special permit**
39 feet by-right
- Floor Area Ratio - 1.5**
- Building Coverage - N/A**
- Parking Requirement:**
 - Office: 1 per 500 s.f.
 - Manufacturing: 1 per 600 s.f.
- Bicycle Parking -**
 - Office: 0.30 spaces per 1,000 s.f.
 - Manufacturing: 0.80 spaces per 1,000 s.f.
- Loading -**
 - Office: 5,000 - 50,000 = 1
 - Manufacturing: 5,000 - 20,000 = 1
20,001 - 40,000 = 2
- Total Developments: 274,565**

For buildings more than three stories in height, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade

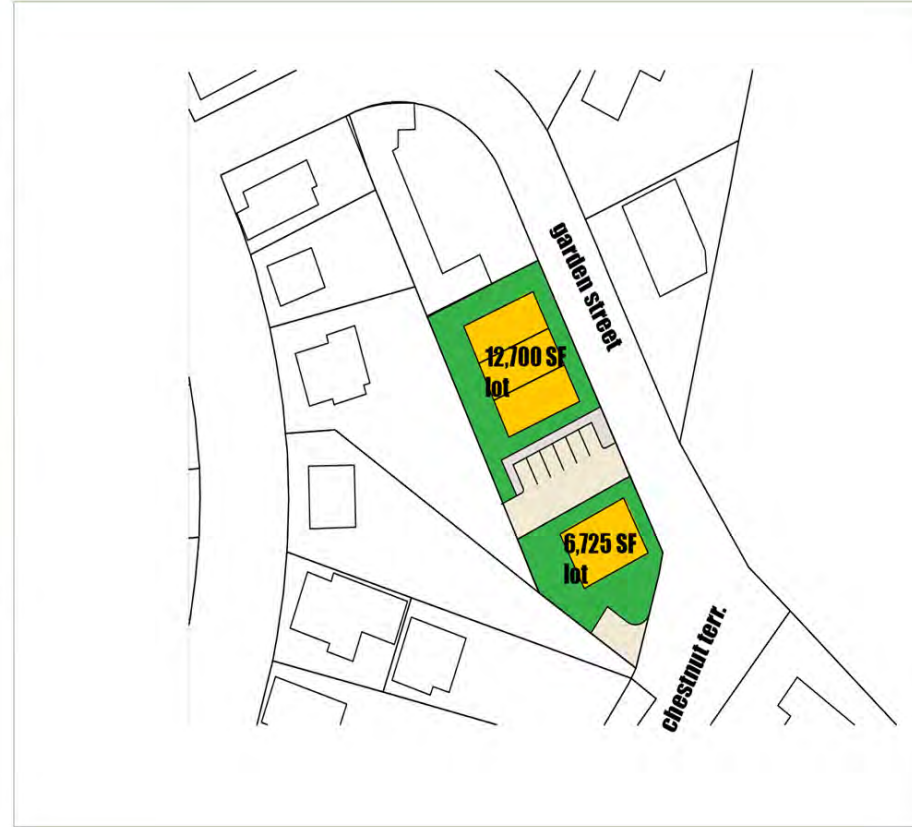
USE	LOT SIZE SF	LOT SIZE ACRES	MAX. FAR 1.5	AREA PER FLOOR	NO. FLOORS	HT PER FLOOR	TOTAL HEIGHT	GROSS AREA	MAX. BLDG. HT.	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED	TOTAL BLDG COVER.	OPEN GREEN AREA / LOADING	TOTAL LAND AREA
MANUFACTURING				4,500	1	28	28	4,500		7						
OFFICE				3,775	1	13	13	3,775		8						
TOTAL	19,425	0.45	29,138				30	8,275	52FT	15	19	1*	5,288	4,500	9,658	19,425



Site 4: Mystic St.



Mystic Test Fit Parcels - Residential Option



Total lot area is less than 20,000 SF, which would allow for apartment building.
Keep lots separate and develop allowed residential density. (Three-family dwelling and two-family dwelling)

Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Overview of Wetland / Riverfront Regulations

Projects within a riverfront district or wetland buffer are subject to approval by the Conservation Commission and potentially other State agencies. Mill Brook is a small waterway that passes near two of the sites (Park, Dudley). In general, since the sites are already industrial and built-upon, they are probably considered “degraded areas.” As such, the priority should be to make sure any new development shall “result in an improvement over existing conditions.” Efforts should be made to mitigate stormwater and ensure any flood storage volume will not be lost



Potential Barriers

- Parcel assemblage
- Access & abutting users
- Required wetlands infrastructure
- Relatively unestablished commercial market depth
- Market factors like lack of transit access, proximity to industry talent, etc.



Typical Flexible Industrial/Office Spaces



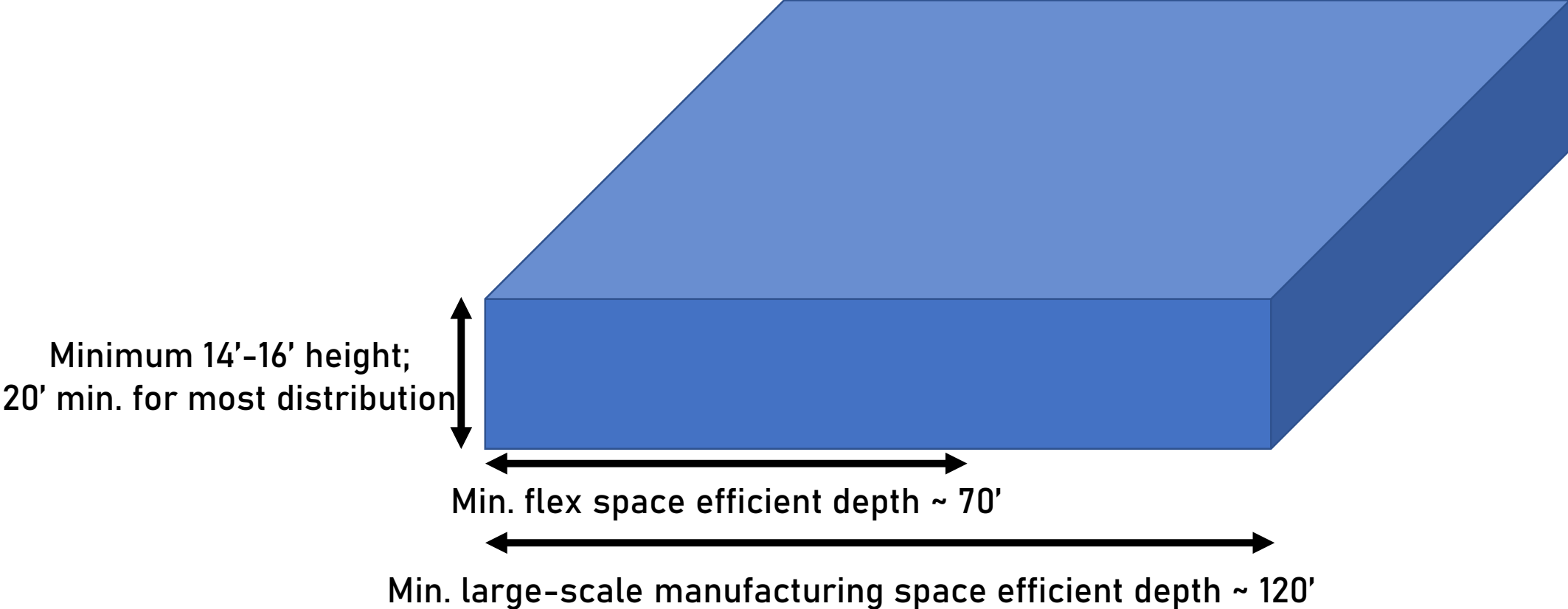
Typical Minimum
800-1,000 sf per rentable space
2,000-3,000 sf per structure

Average Flex Space
1,500-4,500 sf per rentable space

Flex space for larger firms
10,000 sf+
To attract growing firms from places like Kendall

Tetragenesis building is ~14,000 sf, with smaller-than-typical floorplates (40' wide in some spaces)

Typical Flexible Industrial/Office Spaces



Typical Consumer-Facing Flexible Spaces

Example: Breweries
Minimum size ~2,000 sf
With taproom/store ~4,500 to 10,000 sf



Idle Hands Brewing, Malden, 5,260 sf



Notch Brewing, Salem, 4,500 sf



Lamplighter Brewing, Cambridge, 10,590 sf

Typical Consumer-Facing Flexible Spaces

Food production can require much more space



Iggy's Bread of the World, Alewife, Cambridge, 33,430 sf

Key Takeaways

Arlington's existing industrial spaces are likely capable of accommodating the town's fair share of Middlesex County job growth

Most opportunities will be relatively small-scale, less than 20,000 square feet, including adaptive reinvestment

Ability to attract larger-scale occupants to spaces >30,000 sf is unknown; lower-hanging fruit first

Arlington's value discussion: highest-and-best-use versus preservation and growth of job and tax base





Thank you



Appendix

District Use R6:

Apartment District/Medium Density. The predominant land uses in the Medium-Density Apartment District consist of a mix of apartments up to four stories high and offices at a smaller scale. The Town discourages uses which would detract from the desired residential and office character or otherwise interfere with the intent of this Bylaw.

Dimensional Regulations

Use	Min. Lot Area SF	Min. Lot Area Per Unit SF	Min. Lot Frontage FT	Front Yard Setback ft	Side Yard ft	Rear Yard sf	Landscape Open Space	Usable Open Space	Max. Lot Coverage	Max. Ht. (ft)	Max. Ht. (Sto.)	FAR
Single-family detached, two-family dwelling, three-family dwelling	6,000	-	60	10	One side: min. 10 Sum of two sides: min.16	20	10%	30%	-			
Townhouse, Apt. Bldg	20,000	1,450	100	15+(H/10)	(H+L)/6	(H+L)/6	10%	25%	-			
Other permitted Structure	6,000	-	60	20	10	20	10%	-	-			
Principal bldg. or structure										35	3	0.8
Townhouse, apt. bldg., or office more than 20K SF										40	4	1.2
Detached access. Struct. (>80SF)										20	2	-
Detached access. Struct. (< =80SF)										7	1	-

District R6 Use Regulations

Allowed:

- Single family detached, two-family dwelling, duplex
- Group home
- Farm on less than 5 acres, otherwise exempt under G.L. c. 40A, §3, and without livestock or poultry, or market garden provided that all goods or produce sold are grown on the premises
- Playground, park, similar outdoor
- Municipal or non-profit recreation building
- Fires station, police station, town office building
- Radio or television studio
- Office less than 3,000 SF
- Accessory private garage for non-commercial vehicles, accessory structure not used for business
- Home occupation
- Accessory off-street parking
- Temporary food or beverage concession for profit at an event
- Fraternal, civic, entertainment, professional, or health or similar clubs or organization as an accessory use

District R6 Use Regulations

Special Permit

Six or more single family dwellings on one or more contiguous lots

Six or more units in tow-family dwellings or duplex dwelling on one or more contiguous lots

Three-family dwelling

Townhouse

Apartment Building

Single-room occupancy building

Conversion of one- or two-family dwelling to bed and breakfast

Assisted living residence

Community center, youth club, adult education center, or similar facility operated by a non-profit institution

Nonprofit, members-only private club or lodge

Nursing home, rest home, convalescent home

Library, museum, or art gallery open to the public and not conducted as a private gainful business. *(Note: permitted if use is for educational or religious purposes.)*

Municipal or non-profit fishing, tennis, swimming, skating, golf club, or other outdoor recreation facility not conducted as a private gainful business

Municipal or non-profit enclosed entertainment and recreation facilities

Municipal public works yard and associated maintenance, storage, and office facilities

Essential services

Municipal or other public parking area or structure

Commercial off-street parking area or structure for the parking or storage on a fee basis of automobiles and light commercial vehicles with a rated capacity of 1 ton or less provided no repairs, servicing or sale of gasoline is carried out on the premises

Non-residential parking lot serving a business use located in and entered from an adjoining B3 or B5 district, provided that:

- No business, sales, service, or loading operations are performed on the lot, and
- Lot complies with the screening provisions of Section 6.1.

Residential surface parking lot serving residential uses in another district provided that:

- Lot used for parking abuts the residential property it serves for at least 50 ft.; and
- Both lots are under common ownership; and
- Lot complies with the screening provisions of Section 6.1.

In a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building

In building other than Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building

Funeral Home

Office 3,000 sq. ft. or more gross floor area per building

Enclosed entertainment and recreation facilities not conducted as a private for-profit business

Offices with data processing facilities or laboratories and testing facilities, which may include minor assembly or fabrication activities limited to 25% of the floor area

Renting of up to three rooms

Family child care

Accessory retail, office, or consumer service use in an apartment building over 20,000 sq. ft. in gross floor area, provided: all activities are located on the first floor or basement floor levels, such uses shall not occupy more than 2,000 sq. ft.; all materials, goods, and activities in connection with said uses shall be confined completely within the building

Accessory personal services for occupants or employees of hotel, office, or industrial use; access limited to within the building

Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling