



Article 43: Zoning Bylaw Accessory Retail in Industrial District Amendment

Annual Town Meeting
June 2, 2025



Article 43: Accessory Retail in Industrial

Mr. Lawson moves that Town Meeting take affirmative action on Article #43 as printed in the Warrant.

2/3 Vote Required

- To determine whether the Town will amend the Zoning Bylaw, Section 5 and Table II to add a new subsection 5.3.19 Accessory Retail Store to be permitted in all Industrial Districts.

What is "Accessory Retail"?

- Goods that are complementary in purpose to the primary business
- Limited by existing zoning controls
- Secondary in size to the primary business

Context

- Concord has five distinct areas zoned for industrial use – home to engineers, artists, trades people, non-profits and sports venues
- These zones support a diverse mix of small-scale uses within historic buildings like Damon Mill and Bradford Mill

Enhancing Economic Vitality

Let's modestly expand what's allowed – not big box retail - just small, complementary sales like:

- A soap maker selling soap dishes
- A publisher selling books
- A brewery selling tee-shirts with the company logo

Enhancing Economic Vitality

- Makes better use of limited commercial space
- Adds flexibility to help local businesses stay viable
- Supports creative industries and small producers
- Encourages local shopping within Concord's scale and character

Growth With Low-Impact

- Maintains industrial focus while allowing community-friendly uses
- Maintains existing setbacks, parking and site designs
- Aligns with Concord sustainability goals
- Helps preserve and protect historic industrial buildings



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