Craft Beverage Establishment Zoning Use Proposal

Agenda

- Purpose of Proposal
- Current Zoning Issue
- Comparison to Other Communities
- Examples
- Proposed Change







Introduction

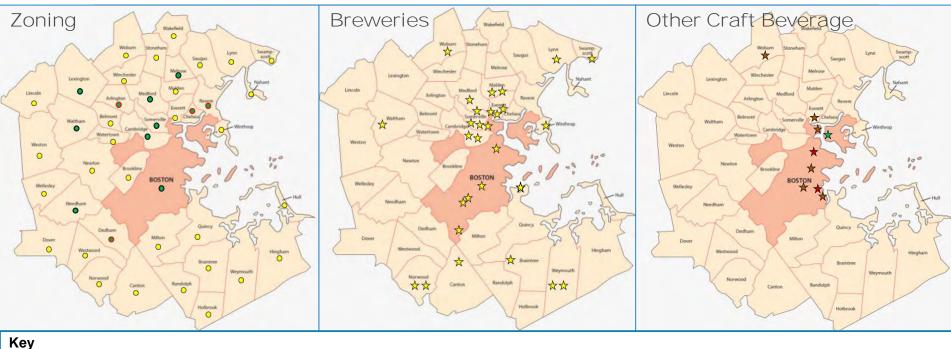
Current Zoning

- Newton's Zoning Ordinance is permissive
- Only reference to beverages in the ordinance is Ch. 30 Section 6.5.4. Bottling Works (except alcoholic beverages)
- Restaurants, bars, and liquor stores are allowed to operate

Potential Benefits

- More uses could mean less vacant retail and manufacturing space
- Increased employment and traffic to adjacent benefits
- Increased tax revenue
- More inviting spaces for gathering, hosting meetings, clubs, and activities
- Foster a sense of community through charitable and social activities

Metro Boston Alcohol Production: Zoning and Resulting Establishments



★ Brewery

★ Distillerv

★ Winerv

★ Ciderv

• Allowed • Allowed by SP • Not Addressed

Examples: Craft Beverage Establishments under 10,000 Square Feet in Mixed Use

Examples that are appropriate for Newton's Village Center, Mixed Use, and Business Use districts

- 1. Brockton Beer Company
- 2. Castle Island South Boston Tap Room
- 3. Democracy Brewing, Downtown Boston
- 4. Distraction Brewing, Roslindale
- 5. Beer Noggin, Bronxville, NY



Proposed Use Definition and Standards

Definition

Any properly licensed establishment licensed under M.G.L. Chapter 138 that produces and/or containerizes alcoholic or alcoholic and non-alcoholic beverages for consumption on and/or off premises. This includes but is not limited to breweries, microbreweries, brew pubs, distilleries, wineries, meaderies, cideries, and tap rooms.

Standards for Allowed Uses:

- Craft Beverage Establishments: On-Premise Consumption. Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for off-site consumption by retail sale and wholesale. These establishments must occupy a building or portion of a building that has a floor area of no less than 10,000 square feet except in Manufacturing and Limited Manufacturing districts
- Craft Beverage Establishments: Off-Premise Consumption Only. Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for on-premise consumption. Retail sale or wholesale of closed containers for off-premise consumption is also allowed. These establishments must occupy a building or portion of a building that has a floor area of no more than 10,000 square feet except in Manufacturing and Limited Manufacturing districts.
- In all districts, outdoor sidewalk seats are permitted under revised Ordinances Chapter 12, Section 12-70.

Districts and Parking

Districts

- Craft Beverage Establishment: Off-Premise Consumption or On-Premise Consumption
 - Limited (Up to 10,000 Square Feet) and Special Permit (Over 10,000 Square Feet) in Business Use 1-5 and Mixed Use 1-4
 - Permitted in Manufacturing and Limited Manufacturing
 - Potentially: Limited (Up to 10,000 Square Feet) in VC2-3

<u>Parking</u>

- Craft Beverage Establishment: Off-Premise Consumption
 - 1 per every 500 sf plus 1 per every 4 employees
- Craft Beverage Establishment: On-Premise Consumption
 - 1 per every 5 patron seats excluding outdoor/sidewalk seats