

# Craft Beverage Establishment Zoning Use Proposal

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CITY OF NEWTON DEPARTMENT OF PLANNING AND DEVELOPMENT



# Agenda

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- 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



**Key**  
● Allowed ● Allowed by SP ● Not Addressed

★ Brewery

★ Distillery

★ Winery

★ Cidery

# 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

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## 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

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## **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

## **Parking**

- 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