


Craft Beverage Establishment Zoning Use Proposal

CITY OF NEWTON DEPARTMENT OF PLANNING AND DEVELOPMENT



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



Key

● Allowed ● Allowed by SP ● Not Addressed

★ Brewery

★ Distillery

★ Winery

★ Cidery

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: Off-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: On-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

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