


Craft Beverage Establishment Zoning Use Proposal

#206-23

CITY OF NEWTON DEPARTMENT OF PLANNING AND DEVELOPMENT



Agenda

- Purpose of Proposal
 - Current Zoning Issue
 - Comparison to Other Communities
 - Examples
 - Proposed Change
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**On the Rise
Community Night**

Thursday
June 29, 2023 @ 6pm

Lampighter Brewery
284 Broadway,

Introduction

Current Zoning

- A prohibition era policy prevents the bottling of alcoholic beverages (Sec. 6.5.4), thus barring breweries and brew pubs in Newton
- At the same time, zoning allows:
 - Restaurants, bars, and liquor stores
 - Manufacturing

Potential Benefits

- Could fill vacant retail or manufacturing space
- Increased employment and traffic to adjacent benefits
- Increased tax revenue
- More inviting spaces for gathering
- 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



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
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Next Steps

- Questions and comments
 - Set a public hearing for first meeting in September
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