

Questions for CPDC:

1. Does CPDC want to explicitly require food in B/D/W?
2. How to clearly distinguish from Bar/Tavern? Why is such prohibited? Patrons can still go to establishments only to drink? Must we require purchasing of food or only that it is available?
3. Do we want to allow breweries in more than just the Industrial Districts? What if Eastern Bank wanted to become a brewery? Should we allow it downtown, and in 40R buildings?
4. Do we care about size of space and/or quantity of production?
5. Are we confident that Site Plan triggers and review would capture everything? Special Permits are discretionary, so if use really inappropriate on proposed site, CPDC has more leverage. We could allow it by Special Permit downtown and by Site Plan Review (by-right) in Industrial Districts. Thoughts?
6. If we allow it by Special Permit, would we want to specify separate Special Permit requirements?

Options:

1. Complicated: separate definitions of brewery and tap room, regulations on food, size of space and/or quantity of production
 - a. Pros: very specific on what we want
 - b. Considerations: could be unintentionally limiting
2. Less Complicated: broader definitions w/out regulations on food and/or size and/or quantity
 - a. Pros: less limiting
 - b. Considerations: are we capturing what is important?
3. Simpler: can it combine with definition of Restaurant – “Restaurant and/or Brewery”
 - a. Pros: broad definition that covers both uses – can be combined or not
 - b. Considerations: do we want to allow breweries in the same fashion as we allow restaurants in the districts we allow restaurants – as soon as we draw a distinction about what is allowed where and how, we need to separate them

2.0 DEFINITIONS

As used in the Zoning Bylaw, the following terms shall have the following meanings, except where the context clearly indicates otherwise or a term is specially defined for the purposes of a single Section or group of Sections:

Bar or Tavern: An establishment serving alcoholic beverages for on-site consumption as the principal use, including cocktail lounges, pubs, and saloons.

Commented [MA1]: The primary use of B/D/W is manufacturing/distribution as defined. On-site consumption shall be an Accessory Use within Tasting Room. Ensure no conflicts.

Bed and Breakfast: An accessory use within an owner-occupied single family dwelling that contains rooming units available for rent for transient occupancy (without individual kitchen facilities and with an individual or shared bath/toilet facility, separate from those required for the single family dwelling), and that shares a common entrance with the single family dwelling.

Brewery, Distillery, and Winery: Establishment, licensed under the relevant state and federal statutes, primarily engaged in the on-site manufacture, blending, fermentation, processing and packaging of alcoholic beverages, for wholesale or retail distribution. While manufacturing is the primary use, the establishment may include accessory uses such as: Tasting Room (as defined in Section 2.0) for on-site consumption, dining, retail sales of the product produced on site and related goods, and/or tours of the production facility. The facility may only sell alcoholic beverages produced by, and commercial goods branded by, the brewery, distillery or winery and may sell permitted beverages to consumers for consumption off of the brewery premises.

Commented [MA2]: Check to ensure this would require some sort of food component so as to NOT conflict with Bar/Tavern definitions.

Boarding House: Any building or portion thereof used for supplying shelter or food to guests, other than on a transient basis, for compensation.

Structure: Any combination of parts or materials assembled and joined or mixed together in some definite manner or pattern at a certain location for any purpose or use, whether or not affixed to the land. Structures include swimming pools, tennis courts, sports courts and courts for athletic and recreational activity and the equipment and paraphernalia associated with any such court, but shall not include fences, garden walls and paved areas used solely for vehicular or pedestrian access.

Tasting Room: A room attached to either a Brewery, Distillery or Winery that allows patrons to sample or consume wine, beer and other alcoholic beverages that are produced on-site in accordance with relevant state and federal statutes. A Tasting Room may be no greater than fifty (50) percent of the primary establishments Gross Square Footage. A Tasting Room or accessory retail shall front the street at sidewalk level or have a well-marked and visible entrance at sidewalk level and be open to the public. A seasonal Tasting Room is permissible, i.e. patio or deck, but shall not be included in calculating the tasting room's square footage for purposes on zoning compliance; however, the square footage of a seasonal tasting area is applicable to building, plumbing and other relevant codes. A seasonal Tasting Room shall not occur in the parking area and appropriate screening shall be provided, if necessary.

Commented [MA3]: Should this be required?

Commented [AM4]: Incentive to create streetscape/active use

Townhouse: A dwelling unit that is arranged, intended or designed to be occupied by a single family and that is attached to one or more other dwelling units by one or more common walls, with each dwelling unit having its own exterior entrance.

Commented [MA5]: This was a Beverly requirement but outdoor patios may abut a parking area (if available) so better wording might be found if this requirement is preferred. 'May not utilize required parking spaces for such'?

5.3 Table of Uses

5.3.1 Table of Uses for Business and Industrial Districts

PRINCIPAL USES	BUS A	BUS B	BUS C	IND	PUD-B Overlay	PUD-I Overlay
Residential Uses						
Single Family Dwelling	Yes	No	No	No	No	No
Two Family Dwelling	Yes	No	No	No	No	No
Multi-Family Dwelling	Yes	No	Yes ¹	No	No	No
Age restricted Multi-Family Dwelling	No	No	Yes	No	No	No
Boarding House	No	No	No	No	No	No
Public and Institutional Uses						
Child Care Facility	Yes	Yes	Yes	Yes	Yes	Yes
Adult Day Care	Yes	Yes	Yes	Yes	Yes	Yes
Religious or Educational Use Eligible for the Protection of Massachusetts General Laws Chapter 40A Section 3	Yes	Yes	Yes	Yes	Yes	Yes
Other Religious or Educational Use	Yes	Yes	Yes	Yes	Yes	Yes
Medical Facility	SPP	SPP	No	SPP	SPP	SPP
Nursing Home	SPP	SPP	Yes ²	No	No	No
Assisted Living Facility or Senior Independent Living Facility	SPP	SPP	Yes ²	No	No	No
Non-Profit Philanthropic Institution or Cultural Facility	SPP	SPP	SPP	SPP	SPP	SPP
Civic or Private Club	Yes	Yes	No	No	No	No
Community Center	Yes	Yes	Yes	No	SPP	No
Business and Service Uses						
Restaurant	Yes	Yes	No	Yes	SPP	Yes
Fast Food Restaurant	Yes	Yes	No	SPP	SPP	No
Restaurant with Drive-through Window	SPP	No	No	SPP	No	No
Bar or Tavern	No	No	No	No	No	No
Retail Store, up to 35,000 square feet	Yes	Yes	No	Yes	Yes	Yes
Retail Store, more than 35,000 square feet	No	No	No	No	SPP	SPP
Retail Store with Drive-through Window	SPP	No	No	SPP	SPP	No
Convenience Store	Yes	Yes	No	Yes	Yes	SPP
Marijuana Establishment	No	No	No	No	No	No
Office	Yes	Yes	Yes	Yes	SPP	No
Health, Exercise or Fitness Club	Yes	Yes	Yes	Yes	Yes	Yes
Place of Assembly	SPP	SPP	SPP	SPP	SPP	SPP
Retail Services	Yes	Yes	Yes	Yes	Yes	Yes
Consumer Service Retail Establishment	Yes	Yes	No	Yes	Yes	Yes
Professional Services	Yes	Yes	Yes	Yes	SPP	No
Facility for skilled trades	Yes ³	Yes ³	No ³	Yes ³	SPP	Yes
Financial Institution	Yes	Yes	Yes	Yes	SPP	Yes
Computer Services Facility	Yes	Yes	Yes	Yes	SPP	Yes
Hotel or Motel	SPP	Yes	Yes	Yes	Yes	Yes
Tourist or Trailer Camp	No	No	No	No	No	No
Funeral Establishment	Yes	Yes	No	Yes	SPP	No
Animal Hospital	Yes	Yes	No	Yes	SPP	No
Animal Kennel	SPP	No	No	SPP	SPP	SPP
Pet Grooming	Yes	Yes	Yes	Yes	Yes	Yes
Self-Service Storage Facility	No	No	No	Yes	No	SPP
Wholesale Business with No Warehouse	Yes	SPP	Yes	Yes	Yes	SPP
Wholesale Business with Warehouse	No	No	No	Yes	No	SPP

PRINCIPAL USES	BUS A	BUS B	BUS C	IND	PUD-B Overlay	PUD-I Overlay
Junkyard	No	No	No	SPP	No	SPP
Automotive Uses						
Sale or Lease of Motor Vehicles	Yes	No	No	Yes	No	Yes
Short-Term Rental of Motor Vehicles or mobile equipment	Yes	No	No	Yes	No	Yes
Service Station	Yes	Yes	No	Yes	No	Yes
Service Station Minimart	Yes	No	No	Yes	No	Yes
Automotive Repair	Yes	Yes	No	Yes	No	Yes
Car Wash, Self-Service	SPP	No	No	No	No	No
Car Wash with mechanical equipment for cleaning automobiles and/or other vehicles	SPP	No	No	SPP	No	No
Commercial Parking Facility	Yes	Yes	No	Yes	No	No
Auto Graveyard	No	No	No	No	No	No
Industrial Uses						
Computer Services	No	No	Yes	Yes	SPP	Yes
Life Science Facility	No	No	Yes	Yes	Yes	Yes
Research and Development Facility	No	Yes	Yes	Yes	Yes	Yes
Brewery, Distillery, or Winery	SPP	SPP	No	Yes	SPP	Yes
Publishing and Printing	No	Yes	Yes	Yes	Yes	Yes
Communication Facilities	SPP	SPP	Yes	Yes	SPP	SPP
Personal Wireless Service Facility (PWSF)	SPP	SPP	SPP	SPP	SPP	SPP
Service Facility or Accessory Building Providing Enclosed Storage	No	No	No	Yes	No	Yes
Trucking Terminal	No	No	No	No	No	No
Light Manufacturing	No	No	No	Yes	No	Yes
Manufacturing	No	No	No	Yes	No	Yes
Energy Production, Renewable sources	No	No	No	SPP	No	SPP
Energy Production, Conventional sources	No	No	No	SPP	No	SPP
Wholesale Bakery or Food Production	No	No	No	SPP	No	SPP
Recreational Uses						
Commercial Amusements	SPS	SPS	No	SPS	SPS	SPS
Indoor Recreation	No	No	No	SPS	No	SPS
Place of Assembly	Yes	SPP	No	Yes	Yes	Yes
Other Uses						
Public Utilities	Yes	SPP	Yes	Yes	SPP	Yes
Registered Medical Marijuana Dispensary	No	No	No	SPP	No	No
Adult Uses	No	No	No	SPP	No	No
Live/Work Facility	SPP	SPP	SPP	No	No	No
Mixed-Use	SPP	No	SPP	No	No	No
Agriculture Use Eligible for the Protection of Massachusetts General Laws Chapter 40A Section 3	Yes	Yes	Yes	Yes	Yes	Yes
Other Agriculture Use	SPP	SPP	SPP	SPP	SPP	SPP
Structures Accessory to Agriculture Use Eligible for the Protection of Massachusetts General Laws Chapter 40A Section 3	Yes	Yes	Yes	Yes	Yes	Yes
Commercial Earth Removal	SPA	No	No	SPA	No	SPA
Mining	No	No	No	No	No	No
Uses Substantially Similar to a By-Right Use	SPA	SPA	SPA	SPA	SPA	SPA

Commented [MA6]: Should this be classified as Industrial Use? Are these the processes desired? It is likely that if a new development for such it would trigger Site Plan Review and moving into a pre-existing site would also trigger a Change of Use SPR/MSPR.

ACCESSORY USES	BUS A	BUS B	BUS C	IND	PUD-B Overlay	PUD-I Overlay
Agriculture Use Eligible for the Protection of Massachusetts General Laws Chapter 40A Section 3	Yes	Yes	Yes	Yes	Yes	Yes
Other Agriculture Use	SPP	SPP	SPP	SPP	SPP	SPP
Structures Accessory to Permitted Agriculture Use	Yes	Yes	Yes	Yes	Yes	Yes
Structures Accessory to Agriculture Use Eligible for the Protection of Massachusetts General Laws Chapter 40A Section 3	Yes	Yes	Yes	Yes	Yes	Yes
Attached Accessory Apartment Contained Within an Existing Single-Family Dwelling – no addition to gross floor area	Yes	Yes	No	No	No	No
Detached Accessory Apartment Associated with Single-Family Dwelling	SPA	SPA	No	No	No	No
Home Occupation	SPP	SPP	No	SPP	No	No
Bed and Breakfast	Yes	Yes	Yes	No	No	No
Tasting Room, accessory to Brewery, Distillery and Winery	SPP	SPP	No	Yes	Yes	No
Family Child Care Home ⁴	SPP	SPP	SPP	No	No	No
Animal Kennel	No	No	No	No	No	No
Retail and/or Personal Services solely for employee use, within manufacturing or office	Yes	Yes	Yes	Yes	Yes	Yes
Manufacturing and Industrial Operations	Yes	Yes	Yes	Yes	Yes	Yes
Storage of commercial building materials, equipment, or vehicles over 10,000 pounds ⁵	No	No	No	No	No	No
Storage of commercial landscaping equipment, materials, supplies, and/or commercial vehicles over 10,000 pounds	No	No	No	No	No	No
Short-Term Rental of Motor Vehicles or mobile equipment	Yes	No	No	Yes	No	Yes
Outdoor Commerce, Dining, Programming, or Storage ⁶	MSPR	MSPR	MSPR	MSPR	MSPR	MSPR
Service Facility or Accessory Building Providing Enclosed Storage	Yes	Yes	Yes	Yes	Yes	Yes
Commercial Automotive Repair or Service Station	No	No	No	No	No	No
Preservation of a Carriage House, Stable, or Barn for Use as a Detached Accessory Apartment	Yes	No	No	No	SPP	No
Beacon	No	No	No	No	No	No

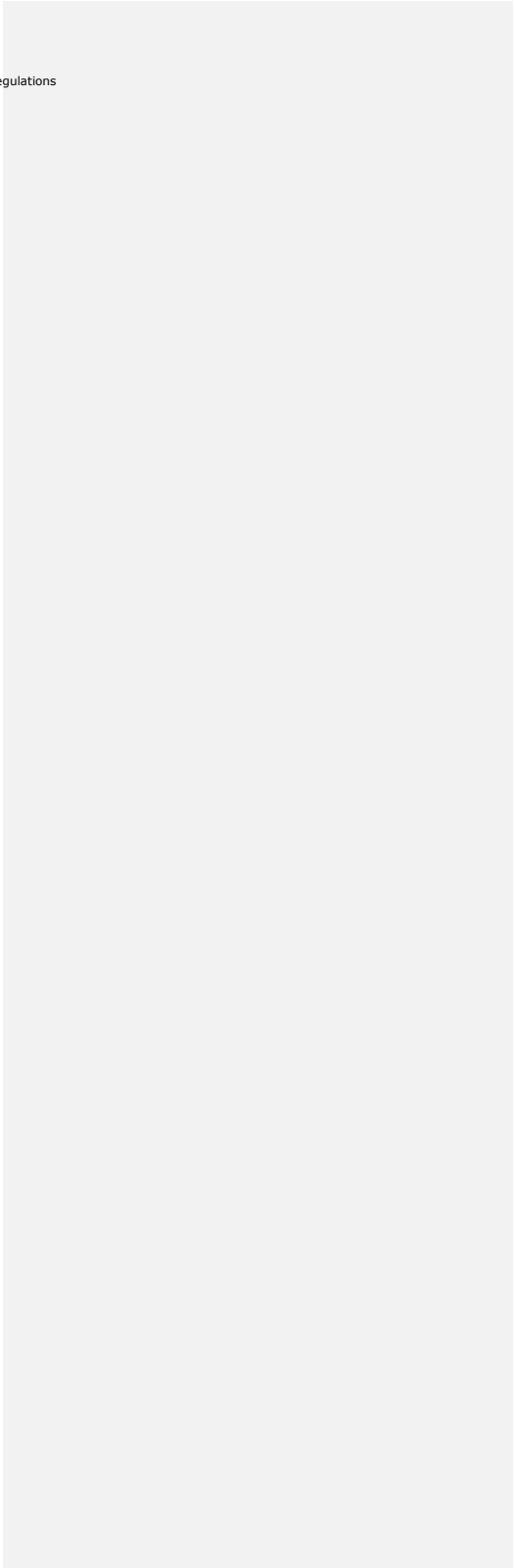
Notes:

- ¹ Townhouse style Multi-Family Dwelling only in Business C Planning Subdistrict A.
- ² Permitted only in Business C Planning Subdistricts B and D.
- ³ Requires on-site garage for all vehicles and enclosed storage for all materials.
- ⁴ The total number of children under age sixteen (16) in a family child care home shall not exceed ten (10), including participating children living in the residence.
- ⁵ Except by a contractor performing construction work on the premises.
- ⁶ Also allowed by MSPR in the Downtown Smart Growth District (40R Overlay). Not applicable to Home Occupation or Special Home Occupation uses in any district.

Town of Reading

Zoning Bylaw

Sign Regulations



Town of Reading

Zoning Bylaw

Appendices

