

### **ZONING ARTICLE BBB: Section III-A Retail Sale of Alcoholic Beverages**

Will the Town amend the Zoning By-law of the Town of Hingham, adopted March 10, 1941, as heretofore amended as follows:

Item 1: By amending Section III-A.4.18 to delete “Intentionally left blank” and insert “Retail sale of Alcoholic Beverages.”, to be permitted (“P”) in Business District A and Business District B, and to be permitted by Special Permit A2 (“A2”) in Waterfront Business and (“O”) in all other zoning districts;

Item 2: By amending Section III-A.4.17 to insert “4.18,” after “4.16”;

Item 3: By amending Section V-A.2 to insert “Store” after “Retail” in the sixth line of the “Use” column in the parking requirements table;

or act on anything related thereto?

| Residence   | Business | Office | Waterfront | Waterfront | Industrial | Industrial | Industrial | Industrial | Limited | Business | Official and |            |
|---|----------|--------|------------|------------|------------|------------|------------|------------|---------|----------|--------------|------------|
| A   | B        | C      | D          | E          | A**        | B          | PA2        | PA2        | PA2     | PA2      | PA2          | Open Space |
| 0   | 0        | 0      | 0          | 0          | A2         | A2         | 0          | A2         | A2      | 0        | 0            | 0          |
| 4.12 Commercial indoor amusement or recreation place or place of assembly.  |          |        |            |            |            |            |            |            |         |          |              |            |
| 0   | 0        | A2     | 0          | P          | 0          | 0          | 0          | 0          | 0       | A1       | 0            | 0          |
| 4.12A Health Club   |          |        |            |            |            |            |            |            |         |          |              |            |
| 0   | 0        | A2     | 0          | P          | A2         | 0          | 0          | A2         | A2      | 0        | 0            | 0          |
| 4.13 Commercial outdoor amusement or recreation place not including an outdoor movie theater.   |          |        |            |            |            |            |            |            |         |          |              |            |
| 0   | 0        | 0      | 0          | 0          | A1         | 0          | 0          | 0          | 0       | A1       | 0            | 0          |
| 4.14 Freight terminal or storage warehouse.   |          |        |            |            |            |            |            |            |         |          |              |            |
| 0   | 0        | 0      | 0          | 0          | P          | 0          | 0          | P          | 0       | 0        | 0            | 0          |
| 4.14A Storage trailers/containers (except for (i) dumpsters or other trash receptacles, and (ii) construction trailers approved under site plan review) subject to the renewal of the Special Permit on an annual basis. All storage trailers/containers must otherwise comply with dimensional, parking and other provisions of the Zoning By-Law. |          |        |            |            |            |            |            |            |         |          |              |            |
| 0   | 0        | 0      | 0          | 0          | A2         | 0          | 0          | A2         | A2      | 0        | 0            | 0          |
| 4.15 Heliport, subject to special condition 2 of Section III-B.   |          |        |            |            |            |            |            |            |         |          |              |            |
| 0   | 0        | 0      | 0          | 0          | 0          | A1         | 0          | A1         | A2      | 0        | 0            | 0          |
| 4.16 Hotel or Motel   |          |        |            |            |            |            |            |            |         |          |              |            |
| 0   | 0        | 0      | 0          | 0          | 0          | A2         | 0          | A2         | A2      | 0        | 0            | 0          |
| 4.17 Shopping Center consisting of three or more businesses described in Sections 4.1, 4.2, 4.9A, 4.9B (subject to Special Permit A2), 4.10, 4.11, 4.12, 4.12A, 4.16, 4.18, and 5.1 of this Schedule.   |          |        |            |            |            |            |            |            |         |          |              |            |
| 0   | 0        | 0      | 0          | 0          | 0          | 0          | 0          | A2         | A2      | 0        | 0            | 0          |
| 4.18 Retail Sale of Alcoholic Beverages   |          |        |            |            |            |            |            |            |         |          |              |            |
| 0   | 0        | 0      | 0          | 0          | PA2        | PA2        | 0          | 0          | 0       | 0        | 0            | 0          |
| 4.19 Marine-oriented retail stores and consumer service establishments dealing directly with the general public.  |          |        |            |            |            |            |            |            |         |          |              |            |
| 0   | 0        | 0      | 0          | 0          | P          | 0          | A2         | 0          | 0       | 0        | 0            | 0          |
| 4.20 Adult uses, subject to Section V-F   |          |        |            |            |            |            |            |            |         |          |              |            |

**Commented [SM1]:** This breaks retail sale of alcoholic beverages into it's own use category, and then you have to figure out what districts you would allow it in

**Commented [SM2]:** If you are advancing this article we should look at what districts they exist in now and revise this to correspond before sending upstairs

| <u>Use</u>                               | <u>Requirement</u>  |
|--|---|
| <u>Residential Uses</u>                  |   |
| Residential                              | 2 spaces/unit   |
| Elderly Residential                      | 1 1/4 spaces/unit   |
| Congregate or Assisted Living Facility   | 1 space/living unit   |
| <br><u>Office/Retail/Commercial Uses</u> |   |
| Retail <u>Store</u> and Service Business | 5 spaces/1000 SF of GFA                                       |
| Hotel/Motel                              | 1 space/room plus 1 space/2 employees of 2 consecutive shifts |
| Bank                                     | 4 spaces /1000 SF of GFA                                      |
| Medical & Dental Office                  | 1 space/175 SF of GFA   |
| Professional Office                      | 5 spaces/1000 SF of GFA                                       |
| General Business Office                  | 3 1/2 spaces/1000 SF of GFA                                   |
| Greenhouse, Nursery and Roadside Stand   | 1 space/1000 SF of display area whether indoors or outdoors   |
| Marina                                   | 1 space per 2 berths  |
| Motor Vehicle Service/Filling Station    | 2 spaces per bay or work station                              |
| <br><u>Eating Establishments</u>         |   |
| Sit-Down & Take-Out Restaurants          | 1 space/3 seats   |
| Fast-Food Restaurant                     | 30 spaces/1000 SF of GFA                                      |
| <br><u>Institutional</u>                 |   |
| Auditorium                               | 1 space/3 seats   |
| Clubs & Fraternal Lodges                 | 1 space/3 seats in assembly area                              |
| Recreation                               | 1 space/3 persons at capacity use                             |
| Nursing & Convalescent Home              | 1/4 space/bed plus 1 space/employee of 2 consecutive shifts   |
| Churches & Funeral Parlors               | 1 space/3 seats   |
| <br><u>Industrial</u>                    |   |
| Manufacturing                            | 2 spaces/1000 SF of GFA                                       |
| Research & Development                   | 3 1/2 spaces/1000 SF of GFA                                   |
| Warehousing & Wholesaling                | 1 space/1000 SF of GFA  |

(SF of GFA = square feet of gross floor area)

For uses not specifically covered by the Zoning By-Law, parking requirements shall be determined by Special Permit A3.

Notes:

- a. Where the structure, activity or any portion thereof is susceptible to more than one use, the parking requirement shall unless otherwise determined, be calculated according to that possible use requiring the greatest number of spaces.
- b. Parking areas serving a clearly defined mixture of uses that do not place coincident demands on the parking area may have the parking requirements reduced by 10 percent for lot size from 50 to 99 spaces, and by 15 percent if the lot size is 100 spaces or greater by Special Permit A3.
- c. When the computation of required parking spaces results in a requirement of a fractional space, any fraction of one-half or more shall require one space, but in any event not less than 1 space.