



RECEIVED

CITY OF AMESBURY
IN THE YEAR TWO THOUSAND SEVENTEEN

17 SEP -7 PM 6:20

AMESBURY CITY CLERK

SPONSORED BY:

C. Kenneth Gray, Mayor

BILL No. 2017- 081

An Ordinance to amend the Amesbury Zoning Bylaw by adding “Sports Entertainment Business Complex” as an allowed use within the Industrial Zoning District.

Summary: Summary of proposed changes to the Amesbury Zoning Bylaw, which are described more fully within the enacting language of this bill:

- a. Amend Section II, Definitions, to add, in alphabetical order, a definition for “Sports Entertainment Business Complex”;
- b. Amend Section V, Use Regulations, Table of Use Regulations, by adding “Sports Entertainment Business Complex” as an allowed use within the Industrial Zoning District, subject to a special permit and/or site plan review;
- c. Amend Section VI, Dimensional and Density Regulations, by adding footnote 13 relative to minimum dimensional requirements; and
- d. Amend Section VIII, Off-Street Parking and Loading Regulations, Table of Off-Street Parking Regulations, by adding a new row 27 for “Sports Entertainment Business Complex” with corresponding parking requirement.

This amendment to the Amesbury Zoning Bylaw will insert a new use in the Industrial Zone and make additional amendments to comprehensively facilitate the additional use cited herein. *(The sections in italics, divided by a line, with the Amendment titles, shall be considered as instructive amendment language and not construed as part of the insertion into the Amesbury Zoning Bylaw, unless otherwise instructed.)*

Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same, as follows:

That the Amesbury Zoning Bylaw is hereby amended as follows:

- 1. Amendment Number One: Insert within the Amesbury Zoning Bylaw, within Section II Definitions, in the appropriate alphabetical sequence, the following terms, definitions, and descriptions:***

Sports Entertainment Business Complex (SEBC): a large singular, or grouping of buildings that consists of a commercial establishment for, athletic competition of team and individual sporting events, team training, participatory athletics, individual training and/or physical fitness facilities, sports business offices, restaurant, food services, entertainment venues, and conferences. The athletic related uses and their support systems shall be at a minimum seventy percent 70% of the total gross leasable area on the applicable site. The minimum total gross floor area of all the buildings shall be 250,000 square feet and maximum 500,000 square feet on one site.

- 2. Amendment Number Two: Insert into the Amesbury Zoning Bylaw, in Section V Use Regulations, within the Table of Use Regulations, a new row with the use titled as cited below, after the use row titled Office, Retail or Shopping Center, as shown in the attachment titled Amended Use Table.***

Sports Entertainment Business Complex

- 3. Amendment Number Three: Insert into the Amesbury Zoning Bylaw, in Section V Use Regulations, within the Table of Use Regulations, within the new row established above titled Sports Entertainment Business Complex, the following designation of "SI" for a Special Permitted use, under the "I" or Industrial Column, and furthermore add the symbol "-" meaning not permitted to all other column's in which there is a district designation, as shown in the attachment titled Amended Table of Use Regulations.***
-
-

- 4. Amendment Number Four: Insert into the Amesbury Zoning Bylaw, in Section V Use Regulations, within the Table of Use Regulations, within the new row established above titled Sports Entertainment Business Complex, the designation of "YES" for Site Plan Review Required, under the column titled Site Plan Review required, as shown in the attachment titled Amended Table of Use Regulations.***
-
-

- 5. Amendment Number Five: Insert into the Amesbury Zoning Bylaw, in Section VI Dimensional and Density Regulations, as a footnote number "13" to the table titled Table of Dimensional and Density Regulations, with the following language:**

13. In the Industrial Zone the use Sports Entertainment Business Complex shall require a 30 acre parcel minimum; all other dimensional requirements in the industrial zone shall apply.

- 6. Amendment Number Six: Insert into the Amesbury Zoning Bylaw, Section VIII Off Street Parking and Loading Regulations, within the table titled Table of Off Street Parking Regulations, insert a new row titled 27. Sports Entertainment Business Complex, to create the new title in the first column "Uses" as shown below;**

27. Sports Entertainment Business Complex

- 6 B: Amendment Number Six B: Insert in the column titled "Number of Parking Spaces Per Unit" in the above referenced row as follows:**

1 for each four (4) seats of seating capacity in the sports facilities, and restaurant uses. For all other uses, not including the seated areas, 3 per 1,000 square feet for the first 200,000 square feet, and 4 per 1,000, for the remainder of the facility within the gross leasable area. To reduce the parking requirements by 10%, through a waiver from the PGA, the SEBC may establish a shuttle bus that connects the facility to offsite parking to which the proponent has rights to park, access to transit, access to hospitality, with a documented outcome of a reduced parking demand.

EXHIBIT
AMENDED TABLE OF USE REGULATIONS

<u>USES</u>	<u>R8</u>	<u>R20</u>	<u>R40</u>	<u>R80</u>	<u>RC¹</u>	<u>CBD</u>	<u>C</u>	<u>RCZD</u>	<u>OP</u>	<u>IL</u>	<u>I</u>	<u>IC</u>	<u>PUD</u>	<u>W/F</u>	<u>OSC</u>	<u>ESOD</u>	<u>HROD²</u>	<u>DAD</u>	<u>CFCOD</u>	<u>Site Plan Review required</u>	
Veterinary Hospital 2013-005	-	-	S1	S1	S1	-	P	-	P	-	P	-	-	-	-	-	-	-	-	-	YES
Commercial Forestry	-	-	S1	S1	S1	-	-	-	-	-	S1	-	-	-	-	-	-	-	-	-	YES
Year-round greenhouse or stand for wholesale and/or retail sale of agriculture, horticulture or floriculture products not including cultivation of marijuana.	-	S1	S1	S1	S1	S1	P	-	S1	-	P	P	-	-	S1	S1	-	-	-	-	YES
Business																					
Adult Entertainment	-	-	-	-	-	-	-	-	-	-	S1 ₇	-	-	-	-	-	-	-	-	-	YES
Artisan Business	-	-	-	-	-	S1	-	-	-	-	-	S1	-	-	-	-	-	-	-	-	YES
General retail sales & services not mentioned below	-	-	-	-	-	P	P	P ⁸	S1	-	-	S1	P	-	-	P	-	-	-	-	YES
Restaurant	-	-	-	-	-	P	P	P	S1	-	S1	S1	P	-	-	P	-	-	-	-	YES
Fast Food/drive-in establishment	-	-	-	-	-	-	P	S1	-	-	-	-	-	-	-	-	-	-	-	-	YES
Car/boat/truck sales, all classes (including parts)	-	-	-	-	-	-	P	-	-	-	P	-	-	-	-	-	-	-	-	-	YES
Marina	-	S1	S1	S1	-	-	-	-	-	-	-	-	S1	-	-	-	-	-	-	-	YES
Hotel/Motel 2009-060	-	-	-	-	-	S1	P	P	P	-	-	-	S1	-	-	P	-	-	-	-	YES
Bed & Breakfast	S1	S1	S1	S1	S1	S1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
Lodging House	-	-	-	-	-	S1	-	-	S1	-	-	-	-	-	-	S1	-	-	-	-	YES
Personal Services	-	-	-	-	-	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	YES
Funeral Services	-	-	-	S1	S1	S1	S1	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
Professional/business offices	-	-	-	-	-	P	P	P	P	-	S1	S1	P	-	-	P	-	-	-	-	YES
Office parks	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	-	-	-	-	YES
Office, Retail or Shopping Center	-	-	-	-	-	S1	-	S1	-	-	-	-	-	-	-	-	-	-	-	-	YES
Sports Entertainment Business Complex	-	-	-	-	-	-	-	-	-	-	S1	-	-	-	-	-	-	-	-	-	YES
Commercial Fashion Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	YES
Auto repairs, gasoline sales (not gas storage)	-	-	-	-	-	-	S1	-	-	-	S1	S1	-	-	-	-	-	-	-	-	YES