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AMESBURY CITY CLERK

**CITY OF AMESBURY
IN THE YEAR TWO THOUSAND NINETEEN**

Sponsored By: _____

C. Kenneth Gray
C. Kenneth Gray, Mayor

Bill No. _____

2019-005

An Ordinance to Request that the City Council vote to amend the Amesbury Zoning Bylaw

Summary: The proposed zoning amendments seek to capitalize on the future commercial growth potential along the westerly commercial and industrial corridor of the City. Under the proposed changes, hotels would be allowed by Special Permit in the Industrial District when they are proposed in close proximity of existing state and federal highway system along arterial roads immediately off of the highway system.

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

To amend the Amesbury Zoning Bylaw:

1. Amend Section II – Definitions: The following definitions are amended as follows:

- **Hotel or Motel:** A building containing rooms intended or designed to be used, or which are used, rented or hired out to be occupied or which are occupied, for sleeping purposes for guests and where only dining rooms are provided within the building or in an accessory building or any business holding an innkeeper license under the Massachusetts General Laws. On-site services and facilities such as meals, cleaning, laundry, recreation, fitness, and transportation, are an integral part of the development.

Proposed Amendment - Strike "or Motel." Add a new sentence at the end of the current para – 'On-site..... Development

- **Private Indoor Recreation:** An establishment which provides facilities ~~to members and/or guests~~ for exercise, or for instruction of exercise or other health related programs, or otherwise sponsors activities engaged in for relaxation, amusement or sport, whether or not such activities are organized. (Such an establishment may provide amenities ~~to its members and/or guests~~ which are ancillary to the recreational use and purpose of the facility.)

Proposed Amendment - Strike "to members and/or guests" in first sentence. Strike "to its members and/or guests from last sentence in parenthesis

- **Private Outdoor Amusement/Recreation Facilities:** Recreational, *sporting* or amusement activities ~~such as ski slopes and golf courses,~~ that are privately owned and operated for profit; they may or may not be open to the general public, but not including rifle or pistol ranges.

Proposed Amendment – Add "sports" after recreational in first sentence. Strike "such as ski slopes and golf courses" after activities in first sentence.

2. Amend Section V – Table of Use Regulations

Amend the table of use regulations to make "Hotel" an allowed use in the Industrial (I) zoning district by Special Permit from the Planning Board (S1) and adding a note #13 at the end of the table as noted below. Also strike out "/Motel 2009-060".

See attached Exhibit #1

Note #13: Any proposal for a hotel in the Industrial (I) District shall be allowed only on a parcel of land located within a one (1) mile radius of the end of the exit ramp off a state or federal highway system and is located adjacent to a major sports and entertainment facility with frontage along a major arterial roadway immediately off the exit ramp.

Add Note #14: The North American Industrial Classification System (NAICS) shall be used (a) to determine if a proposed use is included within the meaning of an allowed use listed in the Table of Use Regulations and/ or (b) to determine if a proposed use, while not specifically listed in the Table of Use Regulations, is allowed as a result of its similarity to a use or uses currently allowed under the Table of Use Regulations.

EXHIBIT #1

Section V - Table of Use Regulations

USES	R8	R20	R40	R80	RC1	CBD	C	RCZD	OP	IL	I	IC	PUD	W/F	OSC	ESOD	HROD2	DAD	CFCOD	RMOD	Site Plan Review required	
Hotel/Motel 2009-060	-	-	-	-	-	S1	P	P	P	-	S1(13)	-	S1	-	-	P	-	-				YES