



CITY OF AMESBURY
IN THE YEAR TWO THOUSAND TWENTY-TWO

SPONSORED BY: _____ **BILL No. 2022- 086**
Kassandra Gove, Mayor Revised

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An Ordinance to amend the Amesbury Zoning Ordinance to allow restaurant use at marina facilities in the City of Amesbury.

Summary: Communities along the Merrimack River are increasing their appreciation of this natural resource and exploring ways to increase access to the River for the enjoyment of residents and visitors alike. One of the uses that Amesbury is exploring is allowing restaurants. In this proposed amendment, the restaurant use would only be allowed if it is connected to an active marina. The proposed ordinance seeks to amend certain provisions of the Amesbury Zoning Ordinance as follows:

1. Amend Section II by adding a definition of “Banquet Hall”
2. Amend Section V – Table of Use Regulations, by allowing restaurant use at active marina facilities by Special Permit from the Planning Board (S1) and Site Plan Review in the zoning districts where marinas are allowed and adding a new note after current note #14.

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

That the Amesbury Zoning Ordinance is amended as follows:

1. Section II – Definitions

Add definition for “Banquet Hall” after “Authority”

Banquet Hall: ~~A private establishment that is not open to the general public and is rented by individuals or groups to accommodate private functions only such as banquets, weddings, anniversaries and subject to the provisions of this Ordinance and other applicable City codes and regulations. May or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption, only during scheduled events; and 3) outdoor gardens or reception facilities. Live music and entertainment shall be restricted to indoor use and only during scheduled events.~~

Commented [AMC1]: Per Planning Board Recommendation- August 8, 2022- Strike amendment to Section II.

2. Section V – Table of Use Regulations

a. The Restaurant Use shall be amended as per attached amended table,

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b. Add new note to the Table of Use Regulations –

Note #15- Notwithstanding anything to the contrary set forth elsewhere in this Zoning Ordinance and at an operating marina facility in the zoning district where marina as a use is allowed, a restaurant may be permitted only by special permit and site plan review by the Planning Board. In addition to the Design and Performance Standards under Section XI.C, such marine based and mixed uses shall conform to additional requirements as follows: a) ~~Adequate visitor parking shall be provided for such mixed uses on site or other parcels owned by the marina~~ Parking for restaurant and other non-marina related uses shall be on the same parcel as the restaurant/non-marina use; b) On-site boat storage shall not obstruct river views from abutting properties during off-season; c) Exterior free-standing lighting on the river side shall be limited to bollards; ~~and~~ d) Roof decks shall not be allowed; e) The proposed application shall include all information on the traffic study as per provisions of Section XI.C.6 at the time of making special permit and site plan application; and f) Any additions or modifications to the existing buildings/structures or new building(s) shall be in keeping with the scale and size of the surrounding neighborhood.

Deleted: .

USES	R-3	R-20	R-40	R-80	RC-1	CBD	C	RCZD	OF	IL	I	IC	PUD	W/F	OSC	ES-OD	HE-OD	DAD	CFC-OD	RM-OD	MC-OD	Site Plan Review Required	
Business																							
Restaurant	-	S1 ¹⁵	S1 ¹⁵	S1 ¹⁵	-	P	P	P	S1	S1	-	S1	P-S1 ¹⁵	-	-	P	-	-					YES

Commented [AMC2]: Per Planning Board Recommendation-August 8,2022- Make changes to Note #15 #1- Strike proposed sentence a) and replace with new sentence; #2- Add new bullet e) and #3- Add new bullet f)