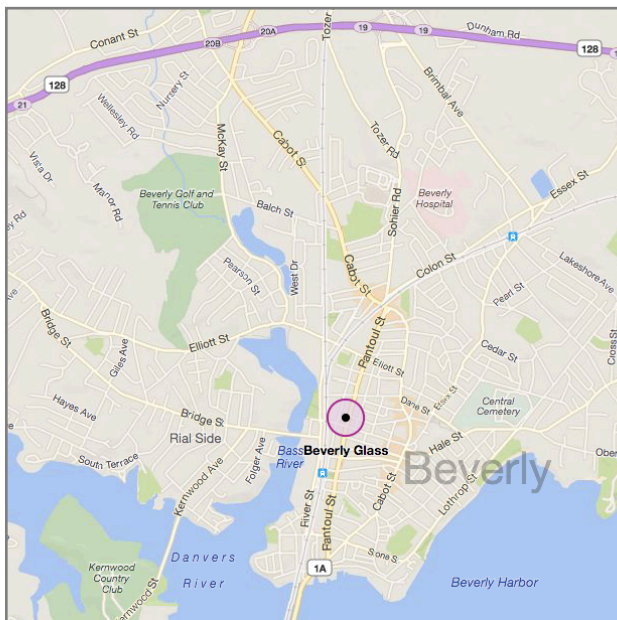


# BEVERLY GLASS BUILDING

282 Rantoul Street, Beverly MA 01915

FOR SALE  
**\$1,115,000**



The Beverly Glass Building is situated in the heart of downtown Beverly and with underground parking in place, presents an opportunity to re-develop existing into a new mixed-use development. The Subject Property is situated on about 5,335 square feet of land located on the corner of Rantoul and Riverside Streets. The Central Business (CC) zoning in Beverly allows for a myriad of uses both by right and by special permit.

The Beverly Glass Company has been serving the North Shore & Boston since 1961.

**DISCLOSURE** Subject to errors, omissions, prior sale or withdrawal from the market. Broker cannot guarantee utilities to be completely separate and makes no warranty or representation, expressed or implied, as to the accuracy of the information contained herein. Brian DApice & Associates LLC (d/b/a The Mega Group) is a Massachusetts Limited Liability Corporation. MA License #422172.



**The Mega Group**  
Commercial Real Estate

**Jennifer DApice, Director**  
**Jennifer@TheMegaGroup.net**  
Office - (978) 762-9771  
Direct - (508) 612-3767



**Calendar 2018 Condominium Market Study  
Units Sold in Downtown Beverly MA**

Address	Bedrooms	Bathrooms	SQF	Sold	\$ / SQF
75 Cabot Street	1	1	484	\$175,000	\$361.57
315 Rantoul Street	1	1	665	\$205,000	\$308.27
24 Rantoul Street	1	1	863	\$208,000	\$241.02
6 Summer Street	1	1	674	\$215,000	\$318.99
75 Cabot Street	1	1	587	\$204,000	\$347.53
12 Pleasant Street	1	1	970	\$231,000	\$238.14
315 Rantoul Street	1	1	602	\$225,000	\$373.75
60 Rantoul Street	1	1	770	\$235,000	\$305.19
48 Federal Street	1	1	832	\$262,500	\$315.50
50 Rantoul Street	1	1	850	\$270,000	\$317.65
116 Rantoul Street	1	1	688	\$319,000	\$463.66
<b>Average</b>	<b>1.0</b>	<b>1.0</b>	<b>726</b>	<b>\$231,773</b>	<b>\$319.29</b>

Address	Bedrooms	Bathrooms	SQF	Sold	\$ / SQF
45 Rantoul Street	2	2	1250	\$233,433	\$186.75
12 Summit Avenue	2	1	880	\$240,000	\$272.73
20 Lovett Street	2	1	880	\$260,000	\$295.45
31 Elliott Street	2	1	796	\$265,000	\$332.91
31 Elliott Street	2	1	796	\$280,000	\$351.76
60 Rantoul Street	2	2	852	\$282,000	\$330.99
50 Rantoul Street	2	1	940	\$319,000	\$339.36
50 Rantoul Street	2	2	1174	\$329,900	\$281.01
16 School Street	2	1	863	\$334,900	\$388.06
50 Rantoul Street	2	1	1477	\$365,000	\$247.12
11 Fayette Street	2	1	1455	\$361,000	\$248.11
251 Rantoul Street	2	2	930	\$360,000	\$387.10
<b>Average</b>	<b>2.0</b>	<b>1.3</b>	<b>1024</b>	<b>\$302,519</b>	<b>\$361.57</b>

# Unofficial Property Record Card - Beverly, MA

## General Property Data

Parcel ID **11-27**  
Prior Parcel ID **--**  
Property Owner **NOT AVAILABLE**

Account Number **CC**

Mailing Address

Property Location **282 RANTOUL ST**  
Property Use **Factory**

City

Most Recent Sale Date **4/2/1984**

Mailing State

Zip

Legal Reference **7367-539**

Grantor **KEEGAN, STEPHEN F**

Parcel Zoning **CC**

Sale Price **171,600**

Land Area **0.122 acres**

## Current Property Assessment

Card 1 Value Building Value **179,300**

Xtra Features Value **0**

Land Value **224,100**

Total Value **403,400**

## Building Description

Building Style **Indust - Lt**  
# of Living Units **1**  
Year Built **1900**  
Building Grade **Abv Avg**  
Building Condition **Average**  
Finished Area (SF) **4320**  
Number Rooms **0**  
# of 3/4 Baths **0**

Foundation Type **Brick/Stone**  
Frame Type **Concrete**  
Roof Structure **Flat**  
Roof Cover **Tar & Gravel**  
Siding **Brick**  
Interior Walls **Minimum**  
# of Bedrooms **0**  
# of 1/2 Baths **2**

Flooring Type **Asphalt Tile**  
Basement Floor **Concrete**  
Heating Type **Forced H/Air**  
Heating Fuel **Gas**  
Air Conditioning **40%**  
# of Bsmt Garages **0**  
# of Full Baths **0**  
# of Other Fixtures **0**

## Legal Description

7367-539

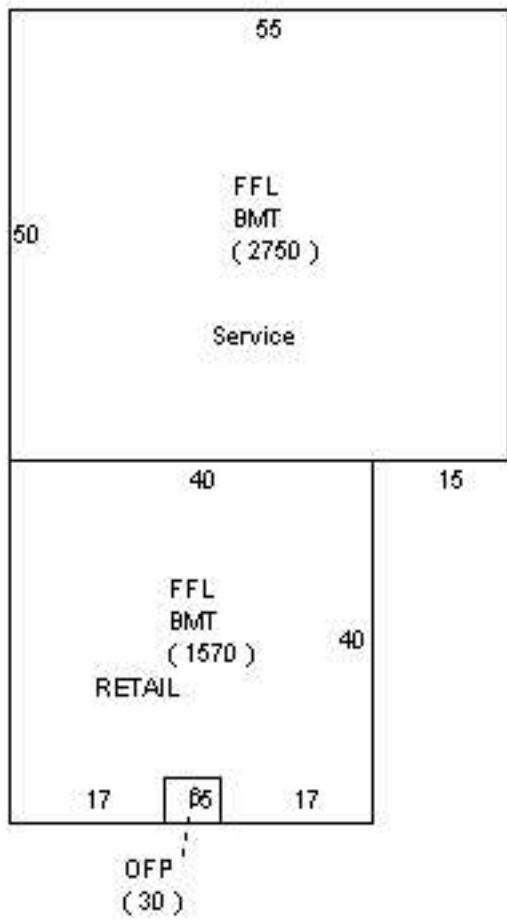
## Narrative Description of Property

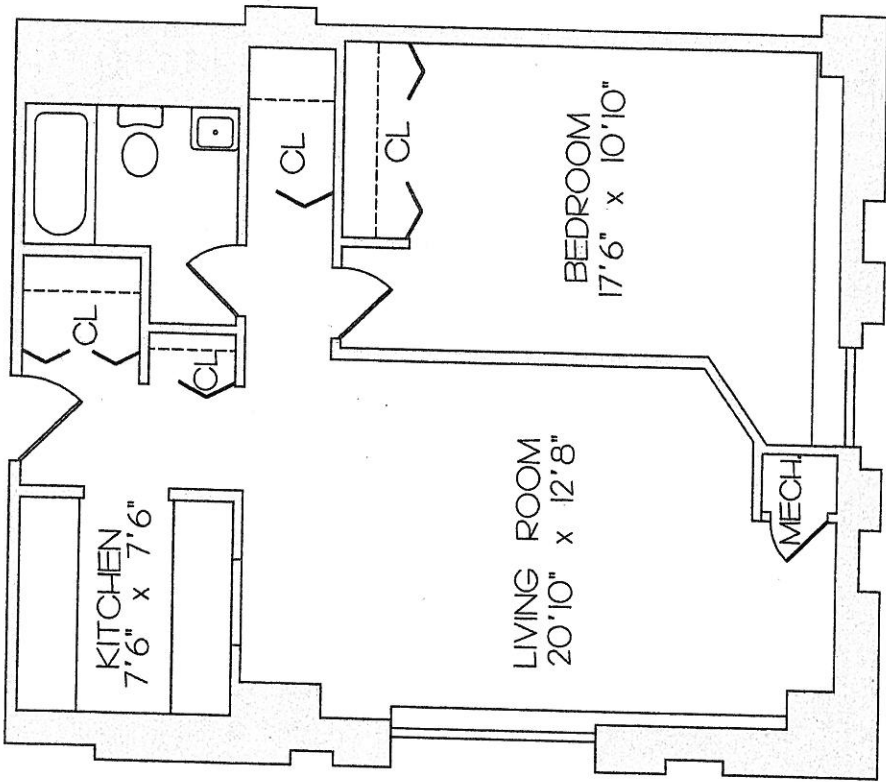
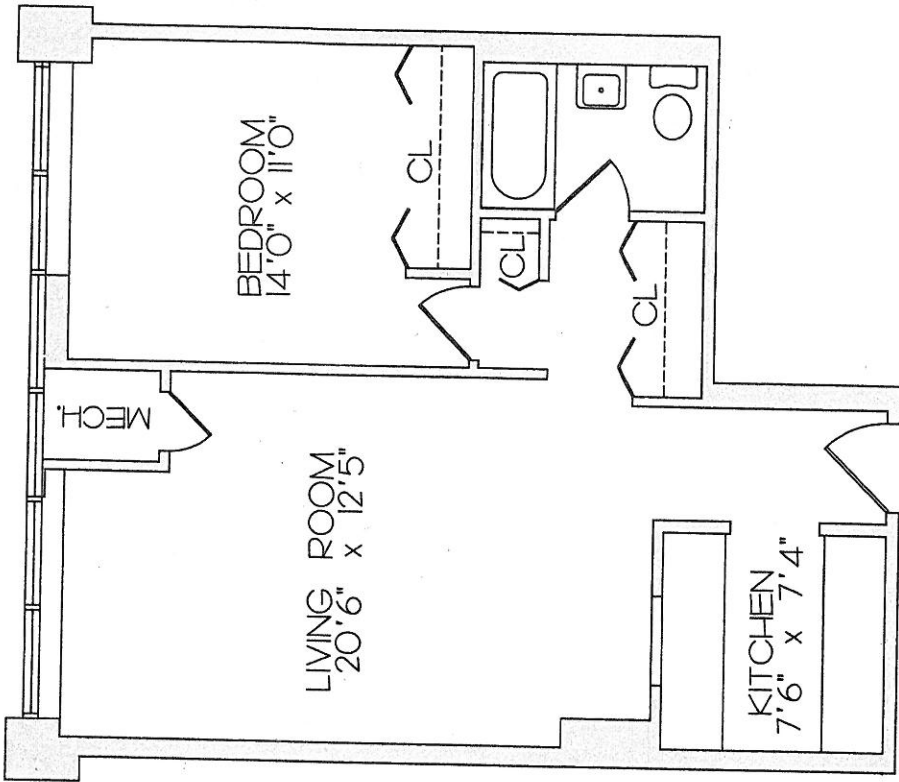
This property contains 0.122 acres of land mainly classified as Factory with a(n) Indust - Lt style building, built about 1900, having Brick exterior and Tar & Gravel roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.





TYPICAL 1-BEDROOM UNIT

BK. 50  
PL. 46-B

SAMUEL M. HILL & CO.

LOT "A"  
5335 SQ. FT.

LOT "B"  
5760 SQ. FT.

LOT "C"  
5400 SQ. FT.

LOUIS H. TOLL & SAIDE STEIN



RIVERSIDE ST.

RANTOUL ST.

ST.

DWELLING

DWELLING

TENEMENT & STORES

TENEMENTS & STORES

#202

#208

#290

#294  
1.59

#296  
1.41

#302

STAIRWAY

60.0

64.0

58.56

90.0

90.0

90.0

60.0

64.0

60.0

PLAN OF LAND  
BELONGING TO  
**PETER BONACCI**  
**BEVERLY, MASS.**  
SCALE 1/4" = 10 FEET  
APRIL 30, 1927  
ALBERT H. RICHARDSON, C.E.

Book of Plans 50 Plan No. 46 b  
Salem, July 27, 1927 Rec. B. Ent. in  
Essex Reg. Deeds So. Dist. With Mtge:  
Peter Bonacci to Beverly Trust Co.  
Rec. B. 2732 P. 387  
Attest: Arthur C. Martinson, Asst. Reg.

This plan has been reduced. For correct scaling see original on file.



ZONING

300 Attachment 1

City of Beverly

Beverly Land Use Schedule

**KEY:**

- SP = special permit required
- P = permitted use
- \* = subject to certain requirements

This schedule of uses is a summary of the requirements in Chapter 300 and is included only for ease of reference. In the event of inconsistencies between this schedule and the text of Chapter 300, the text shall be controlling.

Principal Uses	Zoning District														WDR		
	R-90	R-45	R-22	R-15	R-10	R-6	RMD	RHD	RSD	CN	CC	CG	IR	IG		HD	BHD
<b>RESIDENTIAL USES</b>																	
One-family, detached	P	P	P	P	P	P	P	P	P	P	P						
Two-family, detached						P	P	P	P	P	P						
*Multifamily							P	P	P		SP					P	P
*Multifamily/Commercial										P	P	P					
Rooming, lodging, boarding house								SP			SP						
Planned residential development	SP	SP	SP	SP			SP		P								
Subsidized elderly housing	SP	SP	SP	SP	SP	SP	P	P	P	SP	P	SP	SP	SP	SP		
<b>INSTITUTIONAL AND RECREATIONAL USES</b>																	
Hospital, nursing home, ambulance depot																	P
Gymnasium, health club, public pool								SP	P		SP	P				SP	SP



BEVERLY CODE

Principal Uses	Zoning District														WDR			
	R-90	R-45	R-22	R-15	R-10	R-6	RMD	RHD	RSD	CN	CC	CG	IR	IG		HD	BHD	
Golf, beach, tennis club	SP	SP							P									
Private, quasi-public, charitable club or community service organization								SP	SP	SP	SP	SP				SP	SP	
Public recreational boating facilities												P						
Commercial marina	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		P	P	
Historic site or nonprofit museum	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Private, noncommercial stable	SP	SP	SP	SP	SP	SP			SP	SP	SP	SP	SP	SP				
City-operated sanitary landfill	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
<b>COMMERCIAL USES</b>																		
Bed-and-breakfast establishment	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Hotel or motel													SP			SP	SP	SP
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P
Local retail establishment less than 5,000 square feet									P	P	P	P			P	SP	SP	SP
Retail establishment															SP	SP		
Personal and consumer service									P	P	P	P			P	SP	SP	SP
Business and professional office; medical clinic										P	P	P	P	P	P	SP	SP	SP
Funeral home										P	P	P						
Restaurant, no take-out									P	SP	P	P	SP	SP	P	P	P	P

ZONING

Principal Uses	Zoning District																
	R-90	R-45	R-22	R-15	R-10	R-6	RMD	RHD	RSD	CN	CC	CG	IR	IG	HD	BHD	WDR
Fast-food establishment												P		SP			
Indoor commercial recreation											SP	P	SP			SP	SP
Gasoline station												SP					
Car, truck, and RV sales, car wash												P					
*Animal hospital or kennel													SP				
Commercial riding stable	SP	SP															
*Agricultural, horticultural and floricultural uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial fishing, no processing																P	P
Artist live/work							SP	SP		SP	P			SP		SP	SP
Brewery, distillery, winery										SP	P	SP	P	P		SP	SP
Maker space											SP	SP	P	P			
<b>INDUSTRIAL, UTILITY, WHOLESALE AND TRANSPORTATION USES</b>																	
Manufacturing, assembly, processing and packaging within building													P	P			
Research, development, and testing													P	P			
Printing and publishing													P	P			
Auto body, paint, or repair shop													SP	SP			
Contractor's or craftsmen's shop													P	P			

BEVERLY CODE

Principal Uses	Zoning District																
	R-90	R-45	R-22	R-15	R-10	R-6	RMD	RHD	RSD	CN	CC	CG	IR	IG	HD	BHD	WDR
Warehouse, mini-storage, bottling plant, frozen food locker, wholesale establishment, ice manufacturing													SP	P			
*Open storage of new building materials													SP	P			
*Open or enclosed storage of coke, coal, sand or similar materials														SP			
*General industrial uses														P			
Motor or rail freight														SP			
Taxi, rail, or bus terminal										SP	P	P	P				
Public services (no outdoor storage)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P	SP	SP	SP
Utility company terminal enclosures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking lot or garage as principal use														SP		SP	SP
Commercial parking lot in residential zone when abutting commercial zone								SP									
Commercial mobile radio service transmission facilities, structures, towers	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

ZONING

300 Attachment 2

City of Beverly

Table of Dimensional Requirements

A comparative Table of Dimensional Requirements for each of the zoning districts described in §§ 300-30 through 300-46 of Chapter 300 is presented below. This table is presented for comparative purposes and shall not replace or supersede any requirements specifically set forth or referenced in §§ 300-30 through 300-46.

District	Minimum Lot Area	Frontage (feet)	Minimum Yards			Maximum Height (feet)
			Front (feet)	Sides (feet)	Rear (feet)	
R-90	90,000 square feet	225	30	20	25	35
R-45	45,000 square feet	175	30	20	25	35
R-22	22,000 square feet	150	30	15	25	35
R-15	15,000 square feet	125	30	15	25	35
R-10	10,000 square feet	100	20	15	25	35
R-6	6,000 square feet plus 1,000 square feet for one additional dwelling unit (d.u.)	65	20	10	25	35
RMD	8,000 square feet plus 4,000 square feet for additional d.u. over two	65	20	10	20	35
RHD	6,000 square feet plus 3,000 square feet for additional d.u. over two	50	15	10; 15 if over 3 stories	20	55
RSD		See § 300-38D.				
CN		Same as least restrictive adjacent residential district				
CC <sup>1</sup>	None	None	None	None	None	55
CG <sup>2</sup>	10,000 square feet	80	30	15	15	35
IR	2 acres	225	30	20	25	60
IG	None	None	None	None	None	35; 70 if building is set back 400 feet
HD	10 acres	225	30	20	25	65
BHD	See § 300-45	None	5	25	20	35
WDR	See § 300-46	65	5	25	20	See § 300-46

NOTES:

<sup>1</sup> For CC-zoned lots with side and/or rear lot lines abutting residentially-zoned lots, setback and height requirements are the same as that abutting residential zone.

<sup>2</sup> See § 300-41D.

## § 300-40. CC Central Business District.

[Amended 6-11-2007 by Ord. No. 35]

- A. General description. The CC Central Business District is established to provide principally for a central commercial business district.
- B. Uses by right. Property and buildings shall be used only for the following purposes:
- (1) Detached one-family dwelling.
  - (2) Semidetached and two-family dwelling.
  - (3) Mixed-use building containing both commercial and residential (multifamily dwelling) uses, provided:  
[Amended 6-26-1987; 7-31-2017 by Ord. No. 374A]
    - (a) In the Core Pedestrian Area (as defined in § 300-5), 100% of the ground floor facing the primary street shall be occupied by an activated ground floor use (as defined in § 300-5) and the use(s) shall meet the activated ground floor design standards in § 300-40I. If a specific use is listed separately under § 300-40C, the special permit still applies.
    - (b) Outside the Core Pedestrian Area (as defined in § 300-5), the ground floor facing the primary street shall be designed to accommodate an activated ground floor use (as defined in § 300-5) and to meet the activated ground floor design standards in § 300-40I in anticipation of future market demand for nonresidential uses. However, while activated ground floor uses are encouraged, residential uses, including residential units, and any other use permitted by right, may be located on the ground floor. If a specific use is listed separately under § 300-40C, the special permit still applies.
  - (4) Subsidized elderly housing, subject to the provisions of Subsection D below.
  - (5) Historic site including historic dwellings, or museum not operated for profit.
  - (6) Sanitary landfill facilities, provided that the same are operated by the municipality, or pursuant to a

municipal lease or license.

- (7) Home occupation as defined herein.
- (8) Retail establishments.
- (9) Personal and consumer service establishments, including, but not limited to, barber or beauty shop and laundromat.
- (10) Business and professional offices; banks.
- (11) Funeral home.
- (12) Restaurant selling food for consumption entirely on the premises.
- (13) Agriculture, horticultural, and floricultural uses and expansion or reconstruction of existing structures relating thereto, with a minimum lot size of 5,000 square feet.  
[Amended 6-26-1987]
- (14) Administrative offices, data processing centers, and laboratory for scientific and industrial research, including testing and product development.  
[Amended 6-26-1987]
- (15) Printing and publishing establishment, including photostatic copying.
- (16) Taxi, rail, bus passenger terminal.
- (17) Accessory buildings and uses required for and clearly incidental to the principal building or use are permitted.
- (18) Those uses allowed by right under Article VI.
- (19) Artist live/work, subject to the provisions of Article XVI.  
[Added 4-19-2016 by Ord. No. 014]
- (20) Brewery, distillery, winery.  
[Added 4-19-2016 by Ord. No. 014]

C. Uses by special permit.

- (1) The following uses are only allowed by special permit granted by the Planning Board:
  - (a) Multifamily dwelling, apartment house, or mixed-use building that does not meet the standards specified in § **300-40B(3)**; subject to Subsection H, Special requirements for multiple dwellings, if applicable.  
[Amended 6-26-1987; 7-31-2017 by Ord. No. 374A]
  - (b) Rooming, lodging, or boarding house.
  - (c) Gymnasium, health club, commercial swimming pool.
  - (d) Other private or quasi-public club, charitable institution, or community service organization, except where the chief activity is a service customarily carried on as a business.
  - (e) Commercial marina for the sale, mooring, and rental of boats.

- (f) Private, noncommercial stable.
- (g) Hotel or motel.
- (h) Place of commercial recreation such as a theater, bowling alley, roller skating rink or ice skating rink where the use is conducted entirely indoors. For purposes of this subsection, the term "commercial indoor recreation" does not include those uses regulated by MGL c. 140, § 183A. [Amended 5-20-1993]
- (i) Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or equipment storage.
- (j) Parking lots or garages as a principal use of the lot.
- (k) Those uses, including accessory uses, allowed by special permit under Article VI.
- (l) Commercial mobile radio service transmission facilities, structures, and/or towers. [Amended 6-11-1996 by Ord. No. 115]
- (m) Maker space. [Added 4-19-2016 by Ord. No. 014]

(2) The following uses are only allowed by special permit granted by the Board of Appeals:

- (a) Bed-and-breakfast establishments. [Amended 3-19-1991]

D. Building and area requirements.

- (1) Commercial uses, residential uses or combined commercial/residential uses on CC-zoned lots with side and/or rear yards abutting a residential zoning district:
  - (a) Minimum lot area: none for 100% commercial use; 1,000 square feet of total lot area per dwelling unit for residential use.
  - (b) Minimum lot frontage: none for 100% commercial use; 50 feet for residential use.
  - (c) Minimum front yard setback: none
  - (d) Minimum side yard setback: 10 feet; 15 feet if building is over three stories for that side yard which abuts the side yard or rear yard of a residentially zoned lot.
  - (e) Minimum rear yard setback: 20 feet if the rear yard abuts a side yard or rear yard of a residentially zoned lot.
  - (f) Maximum building height: 55 feet when "RHD" is the abutting residential district; 35 feet when "RMD" or "R-6" is the abutting residential district.
  - (g) For commercial uses, residential uses or combined commercial/residential uses which abut residential zoning district by a public way with an average width of at least 25 feet or a railroad right-of-way of at least 25 feet there shall be no setback requirement.
- (2) Residential uses which do not abut a residential zoning district:
  - (a) Minimum lot area: 1,000 square feet of total lot area per dwelling unit.

- (b) Minimum lot frontage: 50 feet.
  - (c) Minimum front yard setback: 15 feet.
  - (d) Minimum side yard setback: 10 feet; 15 feet if over three stories.
  - (e) Minimum rear yard setback: 20 feet.
  - (f) Maximum height: 55 feet/75 feet. [Note: The Planning Board may authorize, by special permit, an increase in building height over 55 feet, to a maximum of 75 feet, for uses under Subsection **D(2)**, **(3)**, and **(5)** only, and only for lots zoned "CC overlay" on the official City Zoning District Map, and only when the provisions of Subsection **G** below are met.]
- (3) Commercial uses which do not abut a residential district:
- (a) Minimum lot area: none.
  - (b) Minimum lot frontage: none.
  - (c) Minimum front yard setback: none.
  - (d) Minimum side yard setback: none.
  - (e) Minimum rear yard setback: none.
  - (f) Maximum height: 55 feet/75 feet. [Note: The Planning Board may authorize, by special permit, an increase in building height over 55 feet, to a maximum of 75 feet, for uses under Subsection **D(2)**, **(3)**, and **(5)** only, and only for lots zoned "CC overlay" on the official City Zoning District Map, and only when the provisions of Subsection **G** below are met.]
- (4) Commercial or residential uses within structures existing at the time of the adoption of this chapter:
- (a) Minimum lot area: none for commercial use; 1,000 square feet of total lot area per dwelling unit for residential uses.
  - (b) Minimum lot frontage: none.
  - (c) Minimum front yard setback: none.
  - (d) Minimum side yard setback: none.
  - (e) Minimum rear yard setback: none.
  - (f) Maximum height: 55 feet.  
[Amended 6-6-1990; 7-1-1992]
- (5) Combined commercial/residential uses on lots with side and/or rear yards which do not abut a residential zoning district:
- (a) Minimum lot area: none.
  - (b) Minimum lot frontage: 50 feet.
  - (c) Minimum front yard setback: none.
  - (d) Minimum side yard setback: none.



- (e) Minimum rear yard setback: none.
- (f) Maximum building height: 55 feet/75 feet. [Note: The Planning Board may authorize, by special permit, an increase in building height over 55 feet, to a maximum of 75 feet, for uses under Subsection **D(2)**, **(3)**, and **(5)** only, and only for lots zoned "CC overlay" on the official City Zoning District Map, and only when the provisions of Subsection **G** below are met.]

E. Parking requirements.

[Amended 7-12-2011 by Ord. No. 61]

- (1) Off-street parking shall be in accordance with the requirements set forth in Article **X** below, and with the parking requirements applicable to the Depot Parking Overlay District described in Subsection **E(2)** below.
- (2) Having determined that a reduction in the parking requirement for two-bedroom dwelling units within walking distance of the Beverly MBTA Depot is reflective of actual demand and would be beneficial in encouraging "smart growth" residential development, the City of Beverly hereby establishes the Depot Parking Overlay District, which shall include those lots within the CC District south of Federal Street and having frontage on Rantoul Street. The Depot Parking Overlay District is shown on the official City of Beverly Zoning District Map. The off-street parking requirement for one- and two-bedroom dwelling units located in the Depot Parking Overlay District shall be one off-street parking space per dwelling unit.

F. Sign requirements. All signs in the CC District shall conform to the regulations set forth in Article **XI** below.

G. Special requirements.

- (1) Screening of conflicting uses.
  - (a) At the time of occupancy of a new nonresidential use, or the expansion of the outside outline of an existing nonresidential use, of any lot in an industrial or commercial district, there shall be a bufferyard along each boundary which adjoins an R District or use.
  - (b) This bufferyard shall consist of landscaped plantings, including evergreens, the plantings to be of such height and density as is needed to adequately screen from view any light glare, parking lots, loading bays, accessory buildings or uses. Fences, walls, and earthen berms may be included as part of the bufferyard, but shall not be used in place of the landscaped screening.
  - (c) The adequacy of screening and landscaping shall be approved by the Building Inspector, after consultation with the Planning Board, and shall be incorporated in the Building Inspector's records. In the event a special permit or site plan review is required, the planting plan shall be considered in this review. Required screening and landscaping shall be in good condition and appearance. Failure to maintain same shall be deemed a violation of this chapter and shall be subject to the enforcement procedures contained herein.  
[Amended 6-26-1987]
- (2) The following provisions shall apply to those buildings in the CC District that are authorized by special permit from the Planning Board to exceed 55 feet in height:
  - (a) The perimeter of at-grade parking areas shall be screened from abutting properties and streets by a landscape buffer at least eight feet in width.
  - (b) During the special permit process, the Design Review Board shall have issued a finding that the

design of the proposed development is consistent with the general intent of the City's Design Guidelines for Tall Buildings dated January 2007 and with the objectives embodied therein.

- H. Special requirements for multiple dwellings. The development of multiple dwellings which includes townhouses shall be in accordance with the density and dimensional requirements of Subsection **D** above and the following:

[Amended 6-11-2007 by Ord. No. 35; 7-12-2011 by Ord. No. 61]

- (1) No multiple dwelling shall measure more than 125 feet on its long side; except that where front and rear setback offsets of at least three feet are provided at fifty-foot intervals, more or less, the length of said dwelling shall not exceed a length of 200 feet.
- (2) In multiple dwelling groups, the minimum spacing between buildings shall be as follows:
  - (a) Front-to-front, front-to-rear, and rear-to-rear: 60 feet.
  - (b) End-to-end (with facing windows): not less than their average height.
  - (c) End-to-end (without facing windows) or corner-to-corner (offset): not less than 1/2 of their height.
  - (d) Front-to-rear siting shall be avoided if at all practicable.
- (3) No multiple dwelling group nor any individual multiple dwelling shall be permitted unless provision shall be made for adequate snow removal and trash and garbage disposal.
- (4) Sufficient enclosed area and equipment shall be provided within each multiple-family dwelling for laundering and drying purposes. No outside area shall be provided for such purposes, unless such area is enclosed by a solid screen of evergreen shrubs or fencing at least six feet high.

- I. Activated ground floor development standards. The development of activated ground floor uses in the CC District shall be in accordance with the following standards, as well as the Beverly Downtown Design Guidelines and Design Guidelines for Tall Buildings, as applicable:

[Added 7-31-2017 by Ord. No. 374A]

- (1) Buildings shall extend across a minimum of 80% of the lot at the frontage on the primary street, allowing for vehicular and pedestrian circulation. Public open space at the sidewalk may be included in the 80% if a building is located behind it.
- (2) No more than 25% of the ground floor space in the building facing the primary street can support any combination of residential lobby and residential circulation, private open space, and/or hotel/motel uses, in the Core Pedestrian Area.
- (3) Uses on the ground floor shall have no less than 25 feet of building depth (or the full depth of the building, whichever is less).
- (4) The floor-to-floor height of ground floors shall be no less than 12 feet in all mixed-use buildings in the CC District, regardless of residential use on the ground floor. Floor-to-floor heights may be adapted to accommodate grade changes along the street as necessary.
- (5) In the Core Pedestrian Area, the glazing/transparency (windows) of the facade shall extend for 70% of the facade width, between two feet and 10 feet from the sidewalk grade. Dark tinting and completely covered windows should be avoided.
- (6) On ground floors facing primary streets, doorways shall open directly to the sidewalk. Where

permitted outside the Core Pedestrian Area, residential units on the ground floor may open to the sidewalk where feasible.

- (7) On buildings with a zero foot front setback, doorways shall be recessed, at a minimum distance equal to the swing of the door, to add visual character to the street and prevent doors from opening onto the sidewalk. Doorways on buildings with greater front setback may also consider a recessed doorway.

City of Beverly, MA  
Tuesday, May 8, 2018

## Chapter 300. Zoning

### Article X. Parking and Loading Requirements

[Amended 6-26-1987; 9-21-1987; 7-10-1989; 3-19-1991; 7-1-1992; 8-27-1996 by Ord. No. 169; 11-6-2008 by Ord. No. 207; 7-9-2009 by Ord. No. 72; 7-12-2011 by Ord. No. 61; 7-17-2013 by Ord. No. 52]

#### § 300-59. Off-street parking requirements.

- A. For any use newly established use; or any change from one use to another; or for any use increased in intensity or physically enlarged by more than 25% under this chapter, off-street parking and loading space shall be provided in accordance with the following schedule in this section. Off-street parking and/or loading requirements for uses other than those cited in this article shall be determined in consultation with the applicant by the Building Inspector on recommendation from the Planning Board. The Building Inspector, on recommendation from the Planning Board, may require additional spaces if the particular use so warrants.
- B. Location of off-street parking generally.
- (1) Residential uses.
- (a) In all zoning districts, parking spaces for residential uses must be provided:
- [1] On site; or
- [2] Off site on a privately owned lot located within 500 feet of the property/use(s) it is designed to serve; or
- [3] By special permit, off-site parking in a public parking facility within 500 feet of the property/use it is designed to serve.
- (b) Five hundred feet shall be measured in a straight line from the nearest point of the subject property to the nearest point of the off-site parking facility.
- (2) Nonresidential uses.
- (a) In all zoning districts, parking spaces for nonresidential uses must be provided:
- [1] On site;
- [2] Off site on a privately owned lot located within 500 feet of the property/use(s) it is designed to serve;
- [3] Off site in a public parking facility located within 500 feet of the property/use(s) it is

designed to serve; or

[4] On street, if and to the extent such parking spaces are completely contained within the frontage of the property.

(b) Five hundred feet shall be measured in a straight line from the nearest point of the subject property to the nearest point of the off-site parking facility.

(3) Whenever a privately owned parking lot is proposed to satisfy the parking requirements, evidence of authority to use such off-site location must be provided to the permit granting authority (which may be the Director of Municipal Inspections). In the event that conditions (such as a change in use) for off-site parking change, or if the off-site parking arrangement is discontinued, the owner(s) shall notify the Director of Municipal Inspections in writing within 10 days of such change or discontinuance. Whether or not such notice is given, if the Director of Municipal Inspections determines that a zoning violation exists as a result and the owner(s) fails to apply for the necessary remedial permit(s)/approval(s) within 60 days of notice of such determination, the Director of Municipal Inspections shall require the owners to comply with the original parking requirements, or those in effect at the time of the change.

[Amended 2-16-2016 by Ord. No. 013]

C. Calculations for off-street parking requirements may involve two basic calculations:

(1) A baseline number of parking spaces shall be calculated in accordance with the parking schedule found in this § 300-59. Where mixed-use developments are proposed, the baseline parking requirement shall be calculated as the sum of the requirements for each use; or

(2) The baseline number of off-street parking spaces required under the parking schedule found in this § 300-59 may be reduced through any individual technique or combination of techniques found in § 300-62. Any such proposed reductions in the baseline number of spaces to be provided off-street may only be approved by the Planning Board by grant of a special permit as provided below, including in connection with the approval of a special permit under § 300-91.

D. Any other deviation from all or a portion of the requirements for off-street parking must be obtained by a special permit from the Planning Board upon determination that the applicable conditions set forth in § 300-91 will be satisfied.

E. Table of Off-Street Parking Requirements.

[Amended 2-16-2016 by Ord. No. 013; 4-19-2016 by Ord. No. 014]

Use	Minimum Off-Street Parking Spaces Required
Residential uses in the CC District:	
Residential units of 1 bedroom or smaller	1 per residential unit
Residential units with 2 bedrooms located in the Depot Overlay District (as defined in § 300-41E)	1 per residential unit
All other residential units with 2 or more bedrooms	2 per residential unit
Residential units in the CG, CN, WD, IG, IR, RHD, RSD, RMD, R-6, R-10, R-15, R-22, R-45, and R-90 Zoning Districts	2 per residential unit

Rooming house, hotel, motel	1 for each rental unit plus 1 for each 8 seats provided for eating and meeting facilities
Bed-and-breakfast establishment	1 for every room rented, plus 2
Hospital	1 for every 2 beds
Clubs, lodges, and similar uses	1 per 400 square feet of gross floor area
Auditorium, theater, general meeting facilities or place thereof	1 for every 4 seats, permanent or otherwise
Business and professional offices	1 for every 250 square feet of gross floor area
Retail trade establishment, personal service	1 for every 275 square feet of gross floor area for those establishments 10,000 square feet and under in gross floor area; 1 for every 200 square feet of gross floor area for those establishments over 10,000 square feet in gross floor area
Clinic or medical buildings, including medical offices as an accessory use in a residential dwelling	1 for every 150 square feet of gross floor area
Restaurant or similar indoor place dispensing food, drink, or refreshment	1 for every 4 seats, permanent or otherwise
Schools	1 for each 500 square feet of floor space, exclusive of basements
Wholesale and storage in enclosed buildings	1 per 1,000 square feet of gross floor area for the first 20,000 square feet 1 for each 2,000 square feet of gross floor area for the second 20,000 square feet 1 for each 4,000 square feet of gross floor area for areas in excess of the initial 40,000 square feet of gross floor area
Open storage	1 for every 1,000 square feet of the lot devoted to the use thereon
Manufacturing, assembly, processing, research, printing, and publishing	2.5 per 1,000 square feet of gross floor area
Congregate housing for the elderly and permanently disabled, including subsidized elderly housing facilities that provide shared living arrangements	0.75 per unit
Marina	0.5 per boat moored, docked, stored, or trailered. Between September 15 and May 15, up to 80% of the required parking spaces may be used for winter storage of boats, floats, runways, and associated equipment. On or before May 16, 70% of the required parking spaces must be clear and available for motor vehicle parking. By June 15, 100% of the required parking spaces must be clear and available for motor vehicle parking.  2 spaces per 1,000 square feet of gross floor area for area dedicated to manufacturing and process related activities;

Brewery, distillery, winery

1 space per 275 square feet of gross floor area for tasting room, as defined herein

Maker space

2 spaces per 1,000 square feet of gross floor area

## § 300-60. Off-street loading requirements.

Off-street loading requirements for commercial and industrial uses, if established or expanded by more than 25% under this chapter, shall be required to provide adequate off-street loading space for loading and unloading all vehicles incidental to the operation of the establishment. The Building Inspector, on recommendation from the Planning Board, may waive all or a portion of the requirements for loading or may require additional space if the particular use so warrants.

## § 300-61. Lot, vehicle and location restrictions.

- A. Where a principal use of a lot is not enclosed in a building, the portion of the lot so used shall be considered as the gross floor area for calculating off-street parking space requirements.
- B. No accessory off-street parking space shall be permitted within the required front yard in any R District, except that this shall not be construed as applying to parking required for a one- or two-family dwelling.
- C. No employee parking shall be permitted within the required front yard in any IR District. No parking in any IR District shall be permitted less than 15 feet from any lot line.
- D. Commercial or industrial vehicles with more than two axles not related to a home occupation or home professional office as defined in § 300-5 shall not be allowed to be parked or stored on a permanent basis in a residential district without a special permit.
- E. "Piggy-back" parking, in which each space does not have independent access to a driveway or street, is not allowed, except when such spaces are permanently assigned to the same residential unit and except for one- and two-family homes.
- F. For bed-and-breakfast establishments, all parking shall be off-street, not within the required front yard setback, and "piggy back" parking shall not be allowed except for those spaces assigned to the permanent resident(s) of the structure. All other requirements of the City's parking requirements will apply as well (size of spaces, surfacing materials, etc.).

## § 300-62. Special off-street parking provisions.

- A. Shared on-site parking.
  - (1) In all zoning districts (except for the IR Overlay District, which is regulated by § 300-65), the Planning Board may grant a special permit to allow implementation of a shared parking arrangement for a mix of uses defined in the application and otherwise permitted in the applicable zoning district for a particular project.
  - (2) The special permit may provide for a reduction of up to 50% in the number of parking spaces to be provided for a mixed-use project, subject to all of the following conditions/findings:

- (a) The extent to which projected parking demands for the proposed uses overlap or conflict is not substantial;
- (b) The mix of proposed uses can reasonably be expected to share spaces compatibly; and
- (c) In the event that conditions (such as a change in use) change, or if the shared parking arrangement is discontinued, the owner(s) shall notify the Director of Municipal Inspections and Planning Board in writing within 10 days of such change or discontinuance. Whether or not such notice is given, if the Director of Municipal Inspections determines that a modification of the special permit is required and the owner(s) fails to apply to the Planning Board for such modification within 60 days of such notice of such determination, or if the required modification is not granted by the Planning Board, then the Director of Municipal Inspections shall require the owners to comply with the original parking requirements, or those in effect at the time of the change, if less burdensome, in each case without reference to this Subsection **A**.

[Amended 2-16-2016 by Ord. No. 013]

- (3) All special permit applications for shared parking shall be forwarded to the Parking and Traffic Commission for its comments and recommendations, which comments/recommendations shall be received by the Planning Board within 30 days of submission to the Commission. Failure to forward comments within 30 days will be deemed conclusion of review by the Commission. An applicant may use the latest peak demand analyses published by the Institute of Traffic Engineers (ITE) or another other source of information acceptable to the Planning Board to justify a request for shared parking implementation, but any such information shall not be deemed conclusive or binding on the Planning Board, and the Planning Board may grant greater or lesser relief than that requested.

B. Off-site parking in a public parking facility. Separate from, or in conjunction with, authorized shared parking arrangements, the Planning Board may grant a special permit to allow use of off-site parking in a public parking facility to satisfy a portion of the residential parking requirements of a particular project.

- (1) The Planning Board may grant a special permit to allow up to 25% of the off-street parking required for residential uses to be provided in an off-site public parking facility, subject to the following conditions/findings:
  - (a) The off-site public parking facility is located within 500 feet of the property/use it is designed to serve. Five hundred feet shall be measured in a straight-line distance from the nearest point of the subject property to the nearest point of the public parking facility; and
  - (b) The off-site public parking facility can reasonably be expected to have sufficient capacity to accommodate:
    - [1] The additional demand, given such factors as peak demand times for the proposed uses; and
    - [2] Any other present or future uses or demands on such facility that may be reasonably foreseen by the Planning Board.
- (2) In the event that conditions (such as a change in use) change, or if the off-site parking arrangement is discontinued, the owner(s) shall notify the Director of Municipal Inspections and Planning Board in writing within 10 days of such change or discontinuance. Whether or not such notice is given, if the Director of Municipal Inspections determines that a modification of the special permit is required and the owner(s) fails to apply to the Planning Board for such modification within 60 days



of notice of such determination, or if the required modification is not granted by the Planning Board, then the Director of Municipal Inspections shall require the owner(s) to comply with the original parking requirements, or those in effect at the time of the change, if less burdensome.<sup>[1]</sup>

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III).*

- (3) All special permit applications for off-site parking shall be forwarded to the Parking and Traffic Commission for its comments and recommendations, which comments/recommendations shall be received by the Planning Board within 30 days of submission to the Commission. Failure to forward comments within 30 days will be deemed conclusion of review by the Commission.

## § 300-63. Parking and loading space specifications.

All parking or loading areas containing over three spaces, including automobile service and drive-in establishments, shall be either contained within buildings or other structures or be subject to the following, as well as all specifications of the City of Beverly:

- A. Parking or loading spaces shall be effectively screened on each side of the parking area which adjoins or faces the side or rear lot line of premises situated in any R District. The screening shall be accomplished using one of the following methods: a five-foot-wide and five-foot-high evergreen landscaping strip; a wall or fence of uniform appearance six feet in height; or a landscaped earthen berm at least five feet in height. Such screening shall be maintained in good condition.
- B. Every parking or loading area and access driveways thereto shall be surfaced with a durable and dustless material which shall meet with the approval of the Building Inspector and shall be graded and drained so as to disperse of all surface water and accumulation.
- C. Any fixture used to illuminate any parking or loading area shall be so arranged as to direct the light away from street and away from adjoining premises used for residential purposes.
- D. Any off-street parking area shall also be subject to the following:  
[Amended 6-1-2015 by Ord. No. 314]
- (1) There shall not be any motor vehicle parking within five feet of any side or rear lot line, except that this requirement shall not apply in the BHD District.
  - (2) There shall not be any vehicle repair facilities or any repair made to any motor vehicles. For purposes of this subsection, the terms "vehicle" and "motor vehicle" do not include boats or travel lifts or other mechanical equipment, as these activities are an accessory use customary in the operation of a boatyard or recreational boating facility located in the BHD District.
  - (3) There shall not be any storage of materials or equipment, except as part of approved building or site operations.
  - (4) Off-street parking spaces may be permitted within the required front yard in other than the R and IR Districts, but such space shall be set back from the street line by a minimum of 10 feet, except that this requirement shall not apply in the BHD District.

## § 300-64. Design requirements.

- A. All off-street parking and loading areas containing three or more spaces shall be so arranged and marked

as to provide for orderly and safe loading, unloading, parking and storage of vehicles, with individual parking spaces clearly defined.

B. Such areas shall meet the following requirements:

- (1) Standard parking spaces. Each parking space shall be at least nine feet in width and 18 feet in length. Aisle width shall be a minimum of 18 feet for one-way traffic and 24 feet for two-way traffic.
- (2) Compact parking spaces. Up to 25% of the proposed parking spaces may be designed for use by compact cars and/or motorcycles and other motorized bikes, provided:
  - (a) Each compact parking space shall be at least eight feet in width and 16 feet in length. Aisle widths shall be the same as for standard parking spaces except where aisles service(s) compact cars, motorcycles, and/or motorbikes exclusively. In those instances, aisle widths of 16 feet for one-way traffic and 22 feet for two-way traffic are permitted.
  - (b) The parking lot or area in which compact spaces will be provided must be designed and equipped with a signage system that clearly and effectively indicates the location of compact car spaces within the lot.
- (3) Each loading space shall not be less than 1,000 square feet, including space for maneuvering; and arrangement or layout of off-street loading areas shall be approved by the Building Inspector.
- (4) No portion of any entrance or exit driveway shall be closer than 20 feet to the curb of an intersecting street.
- (5) No two drives leading from a street to a single lot shall be within 30 feet of each other at a street.
- (6) No entrance or exit driveway shall exceed 25 feet in width at a street.
- (7) A maximum of two driveway accesses at a street per lot are allowed; for example, a lot with frontage on two streets may have a maximum of four driveway accesses, two on each street.
- (8) The arrangement of all parking spaces and parking lots shall be approved by the Building Inspector, adhering to the requirements of the State Building Code, and shall provide for safe pedestrian access in and around such parking areas.<sup>[1]</sup>

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III).*

C. Incorporation in parking area design of electric-car charging stations and low-impact development techniques such as vegetated swales, rain gardens and permeable pavers is highly encouraged.

## § 300-65. Shared parking in lots zoned IR Overlay.

- A. In a mixed-use development on a lot zoned IR Overlay on the official City Zoning District Map, the number of required parking spaces shall be as provided above in this Article X, unless in performing site plan review or in acting on a special permit the Planning Board determines that a lesser number of spaces would be adequate for all parking needs because of special circumstances such as shared parking for uses having peak parking demands at different times or other measures reducing parking demand.
- B. When considering shared parking, the following method will be used to determine the appropriate parking requirements: multiply the minimum parking requirement for each individual use, as set forth in Article X, by the listed percentage, as set forth below in the Schedule of Parking Occupancy Rates, for

each of the five designated time periods and then add the resulting sums from each vertical column. The column total having the highest total value is the minimum shared parking space requirement for that combination of land uses.

C. Schedule of Parking Occupancy Rates.

	Weekday			Weekend	
	Night 12:00 Midnight to 7:00 a.m.	Day 7:00 a.m. to 6:00 p.m.	Evening 6:00 p.m. to 12:00 Midnight	Day 6:00 a.m. to 6:00 p.m.	Evening 6:00 p.m. to 12:00 Midnight
Residential	100%	60%	90%	80%	90%
Manufacturing, assembly, processing	5%	100%	10%	10%	5%
Business and professional office	5%	100%	10%	10%	5%
Retail establishment	5%	80%	90%	100%	70%
Hotel	70%	70%	100%	70%	100%
Restaurant	10%	50%	100%	50%	100%
Eating and meeting facilities associated with hotel	10%	50%	60%	50%	60%
Auditorium, theater	10%	40%	100%	80%	100%
School, day-care facilities	5%	100%	10%	20%	5%
All other	100%	100%	100%	100%	100%

D. Prior to issuance of an occupancy permit for shared parking, the owner(s) of a mixed-use development shall have in its possession and readily available for review by the Director of Municipal Inspections a reciprocal agreement executed by the owners and operators of the different sources or uses in the development ensuring the long-term joint use of such shared parking, and defining the terms upon which the parking is shared.

[Amended 2-19-2009 by Ord. No. 230<sup>[1]</sup>]

(1) In the event that the conditions (such as a change in use) for shared parking change, or if the shared parking arrangement is discontinued, the owner(s) shall notify the Director of Municipal Inspections within 10 days of such change or discontinuance. If the Director of Municipal Inspections determines that a modification of the special permit is required and the owner(s) fails to apply to the Planning Board for such modification within 60 days of such determination, or if modification of the special permit is not granted by the Planning Board within 90 days of application therefor, then the Director of Municipal Inspections shall require the owner(s) to comply with all applicable parking requirements.

(2) Noncompliance with this subsection may result in the revocation of occupancy permits for the violating uses.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III).*

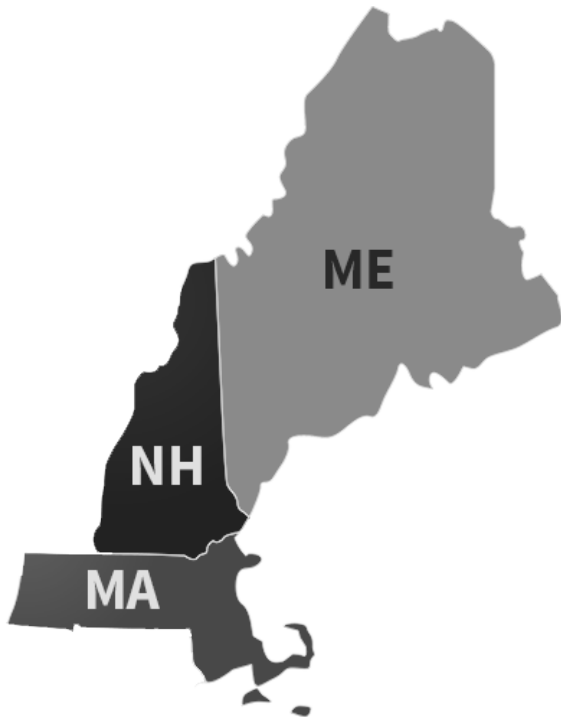




# The Mega Group

## Commercial Real Estate

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