

## **Attachment 3.e & Attachment 4 Combined Project Description and Zoning Analysis**

**Applicant:** Slow Coffee LLC

**Project:** Slow Coffee – Change of Use from Retail to Café(Sit-down Restaurant)

**Project Address:** 106 North St Hingham, MA 02043

The proposed project involves a change of use of an existing retail space to a small café, known as Slow Coffee, within an existing commercial building. Slow Coffee is a neighborhood café focused on the preparation and sale of coffee and non-alcoholic beverages, with limited seating for on-site consumption. The café will contain approximately sixteen (16) seats and will operate within an existing interior space of approximately 1,166 square feet.

The scope of work is limited to interior fit-out only, no exterior alterations are proposed. There will be no expansion of the building footprint, no land disturbance, and no changes to site layout, parking, access, drainage, landscaping, or exterior lighting.

The subject property is located within Business District A and previously operated as a retail use. Pursuant to the Zoning By-Law, retail use requires five (5) parking spaces per 1,000 square feet of gross-floor area, resulting in a parking requirement of approximately five (5) parking spaces. In accordance with the Business District A provisions, a twenty-five percent (25%) parking reduction applies, resulting in an effective requirement of approximately four (4) parking spaces.

The proposed use is a small sit-down café with sixteen (16) seats. Under the Zoning By-Law, restaurant uses require one (1) parking space per three (3) seats, resulting in a base parking requirement of approximately five (5) parking spaces. Applying the same twenty-five percent (25%) parking reduction permitted within Business District A, the effective parking requirement is approximately four (4) parking spaces.

Accordingly, the proposed change of use from retail to café does not increase the required number of parking spaces compared to the prior retail use. As outlined in the Form 2D application, the limited seating capacity and small scale of the proposed café are expected to generate parking demand and traffic activity comparable to, or less than, the prior retail use.

The project does not involve any land disturbance or alteration of drainage patterns and therefore does not meet the thresholds for a Major or Minor Site Plan under Section I-1.2 of the Zoning By-Law. The proposed use change does not impose additional demand on existing parking resources and is not expected to adversely affect traffic conditions in the surrounding area.