TEXT AMENDMENT SUMMARY: Breweries 2013-039
3-12-13

Purpose/Background: The purpose of this text amendment is to add a new definition for "brewery" and to allow the use, with prescribed conditions in the U-I, I-1, and I-2 zoning districts.

	Current Regulations	Proposed Regulations	Rationale
Definition	None	Add a new definition for "brewery": An establishment that manufactures beer.	Adds a new definition for "brewery"
Manufacturing Use in I-1	**Manufacturing of alcohol beverages, up to 5,500 square feet, is permitted with prescribed conditions in the I-1 zoning district:** • Primary vehicular access shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac. • Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.	• Remains unchanged	
Manufacturing Use in I-2	**Manufacturing of alcohol beverages is permitted under prescribed conditions in the I-2 zoning district:** • Primary vehicular access shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac. • Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district. • All structures and buildings shall be located a minimum of 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.	• Remains unchanged.	

Brewery	None	Add "breweries" as a permitted use in the U-I, I-1, and I-2 zoning districts, with the following prescribed conditions:
		• <u>Urban Industrial (U-I) and Light Industrial (I-1):</u>
		  • Maximum size: 60,000 square feet
		  • Primary vehicular access provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.
		  • Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.
		• <u>Heavy Industrial (I-2):</u>
		  • Breweries up to 60,000 square feet:
		  • Maximum FAR of .80
		  • Outdoor storage of goods and materials used in assembly, fabrication or processing is permitted, but shall not exceed 25% of the floor area of all buildings on a lot.
		  • Primary vehicular access provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.
		  • Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.
		  • Breweries greater than 60,000 square feet:
		  • Maximum FAR: 1.0.
		  • All structures and buildings shall be located a minimum of 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.
		  • Primary vehicular access provided by a Class II (limited access arterial), Class III (major arterial),
			Expands districts where smaller size breweries are permitted, under prescribed conditions.

		Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac. • Outdoor production, processing, or repair of equipment shall be located no closer than 300’ from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.	