



CHARLOTTESM

microbrewery text amendment

January 8, 2013

A discussion on definitions and appropriate zoning categories

CHARMECK.ORG



welcome & introductions

agenda

- **Zoning and Text Amendments**
- **Microbreweries**
- **Precedents**
- **Community Advisory Group**
- **Next Steps**



roles and responsibilities

Citizen Advisory Group

- Attend and participate in meetings
- Help identify issues and concerns
- Help identify zoning related issues
- Provide feedback and serve as a sounding board for staff recommendations

Planning Staff

- Attend and facilitate meetings
- Listen and respond to concerns
- Help identify possible solutions
- Develop recommendations
- Present recommendations to Planning Commission and City Council

website

Charlotteplanning.org



Different ways to ask a question or provide input:

1. Ask staff during the presentation when we pause for questions
2. Ask staff individually after the presentation
3. Email your question to: bdixon@CharlotteNC.gov

Written regulations and laws that define how property in specific geographic zones can be used. Zoning ordinances specify whether zones can be used for residential or commercial purposes, and may also regulate lot size, placement, bulk (or density) and the height of structures.

“It is obvious that provision must be made for changing the regulations as conditions change or new conditions arise. Otherwise zoning would be a "strait-jacket" and a detriment to a community instead of an asset.”

Comment from *A Standard State Zoning Enabling Act*,
United States Department of Commerce,
revised edition, 1926

Community
need for
change is
identified

Research is
conducted by
staff

First Public
Meeting /
CAG Kick-
Off

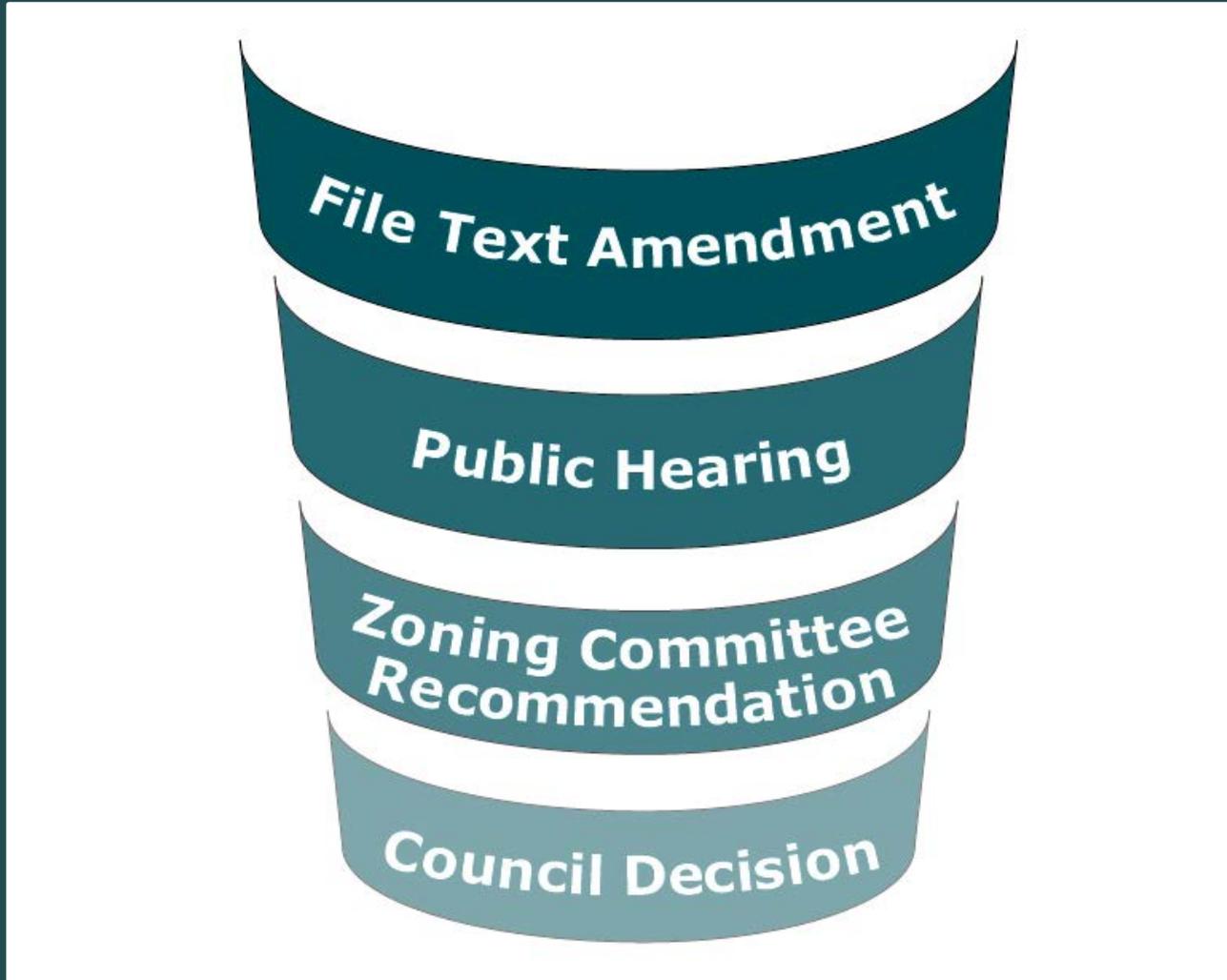
Draft text
amendment
prepared by
staff

Staff present
to CAG /
refine text





text amendment process





MICROBREWERY

I-1 Zoning District

Alcoholic beverage manufacturing up to 5,500 square feet. No separation requirements for the manufacturing use. Tap rooms must be 400' from residential.

I-2 Zoning District

Alcoholic beverage manufacturing with no square footage limitations. All uses must be located a minimum of 300' from residential. Tap rooms must be 400' from residential.

types of breweries

Nano-breweries:

Sometimes referred to as pico breweries, or bucket breweries, distribute to a limited area and only make beer in very small quantities (typically three barrels or less).

Brew Pub: A restaurant-brewery that sells 25% or more of its beer on site. The beer is brewed primarily for sale in the restaurant and bar.

Microbrewery: A brewery that produces less than 15,000 barrels of beer per year with 75% or more of its beer sold off-site.

Regional Brewery: A brewery with an annual beer production of between 15,000 and 60,000 barrels.

microbrewery



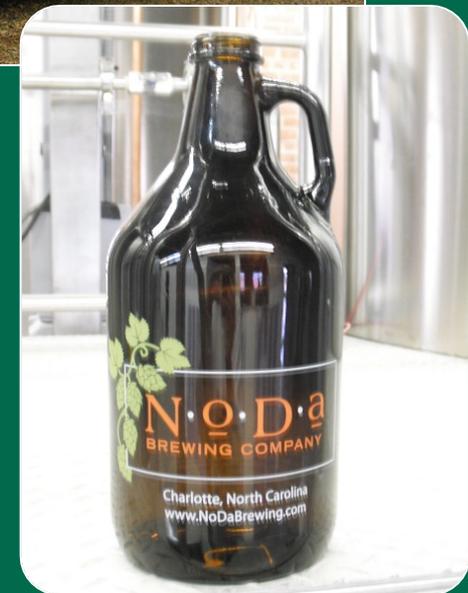
tasting room



distribution

Microbrewery Methods of Sale:

- traditional three-tier system (*brewer to wholesaler to retailer to consumer*)
- two-tier system (*brewer acting as wholesaler to retailer to consumer*)
- directly to the consumer through carryouts and/or on-site tap-room or restaurant sales.



what other communities are doing

- Most communities which define “brewery” differentiate large breweries from microbreweries in terms of the volume of production. Large breweries generally produce over 60,000 barrels annually and microbreweries produce less (typically 15,000 barrels).
- Breweries and distilleries are *generally* defined as manufacturing uses and restricted to industrial zones.
- Microbreweries permitted by special use permit in other districts/ typically limited by square footage or production quantities.
- Most microbreweries have restrictions on hours of operation.

sample definitions - dallas

Establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building.

- *Dallas, Texas Ordinance*

Industrial Districts and with a Special Use Permit in Central Area, Mixed Use and Urban Corridor

sample definitions - memphis

A brewery that produces no more than 15,000 barrels of beer in a year. Microbreweries may or may not include an on-site tasting room, and may or may not operate in conjunction with a bar. If operated in conjunction with a restaurant, the operation shall be considered a brewpub.

- Memphis, Tennessee Ordinance

Commercial Mixed Use, Warehouse and Distribution, Heavy Industrial, Central Business District and with conditional use permit/significant structure in Residential

sample definitions - nashville

Production of beer, regardless of the percentage of alcohol by volume (ABV), in quantities not to exceed five thousand (5,000) barrels per month, with a barrel containing thirty-one U.S. liquid gallons

- *Nashville, Tennessee Ordinance*

CF (commercial core frame), all downtown districts, IR & IG

sample definitions – asheville

a small facility for the brewing of beer that produces less than 15,000 barrels per year. It may often include a tasting room and retail space to sell the beer to patrons on the site.

- *Asheville Ordinance*

Office, Office II, Office/Business, Central Business, Institutional, Resort

sample definition - pueblo

Establishment that is primarily used for producing beer and may include retail or food service as an accessory use. The brewing operation processes water, malt, hops, and yeast into beer or ale by mashing, cooking, and fermenting. The brewing operation does not include the production of any other alcoholic beverage. The brewery shall not produce more than 8,000 barrels or 248,000 gallons of beer or ale per year.

- *Pueblo, Colorado Ordinance*

Highway and Arterial Business and Industrial and with SUP in Regional Business District, Historic District, Riverwalk District,

What is a microbrewery?

- What are the characteristics?
- What are the concerns?
- What are the benefits?
- What are the constraints?
- Are there negative conditions to offset?

important information

- **Second Meeting January 29th, Room 280**
 - Discussion of accessory uses
- **Charlotteplanning.org**
- **Next Meeting for the
Nightclubs/Bars/Restaurants Text
Amendment**
 - January 24 Room 287



QUESTIONS?



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THANK YOU