**R evised Regulations For Zoning Commission Review**

**December 2020**

**Changes From November 2020 Highlighted in Yellow**

**Deletions Highlighted in red**

**Additions Highlighted in green**

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**7.  Farm Brewery / Farm Winery / Farm Distillery** – I n accordance with Section 6.12 of these   Regulations.

6.12 FARM BREWERY / FARM WINERY / FARM DISTILLERY

A. PURPOSE

This Section is intended to establish standards relative to a farm brewery, farm winery, and/or farm   distillery as an accessory use to a farm in order to allow for diversity and sustainability of agricultural  uses and to preserve farm activity. As these uses are accessory uses to a farm, only agricultural products grown on site shall be used to produce the wine, beer, or distilled spirits on the property.

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B. STANDARDS

1.      A f arm brewery, farm winery or farm distillery shall be located on a lot or lots having:

a.   A minimum aggregate area of five (5) acres under single ownership and management, and

       b.  A minimum road frontage of 175 feet.

2.     A farm brewery shall be accessory to the growing of beer ingredient(s) and

 such ingredient(s) shall   be used for the production of beer in accordance with a manufacturer permit for a farm brewery in  accordance with State law (CGS Section 30-16 (f)).

3.      A farm winery shall be accessory to a vineyard growing grapes and such

Grapes shall be used for the  production of wine in accordance with a manufacturer permit for a farm winery in accordance with   State law (CGS Section 30-16 (e)).

4 .     A farm distillery shall be accessory to the growing of the principal ingredient used for the production   of distilled spirits in accordance with a manufacturer permit for a farm distillery in accordance with  State law (CGS Section 30-16 (i)).

5.      All brewery / winery / distillery activities associated with the manufacture, storage, bottling, production, distribution or sale of beer, wine, and/or spirits shall be in accordance with all State  and Federal laws or regulations governing such activities.

6.    **Access to a farm brewery/winery/distillery shall only be from an arterial, collector  or state highway, defined by State Department of Transportation.**

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C. USES PERMISSIBLE WITH SPECIAL USE PERMIT

The following uses may be permissible as part of a farm brewery, farm winery, and/or farm distillery, if   authorized as part of a Special Use Permit approved by the Commission:

1.      **Manufacturing / Production** - Manufacturing / production on the premises, including the

 commercial making of:

a.      Beer and directly related by-products,

b.     Wine and directly related by-products and/or

c.      Distilled spirits and directly related by-products.

2.      **Tasting Room / Public Events**-

a.      A building or a portion of a building located on the farm may be used as a tasting room for

 service and/or sale, by the glass or other open container, of beer, wine and/or distilled spirits    produced from crops grown on the premises. The tasting room shall be no larger than 1,000 square feet.

b.     Outdoor patios, decks, and/or porches with a total combined area less than the area of the

t asting room may be allowed as an appurtenance to the tasting room in a location approved by t he Commission as part of the Special Use Permit provided such areas are open air but   contained within a fence or other suitable perimeter enclosure.

c.      Activities such as artist receptions and exhibitions, unamplified music entertainment, related  seminars, meetings, tastings, and promotional activities open to the public may be held within ***t he tasting room*** s ubject to the hours of operation specified in Subsection 6.12.C.6.

d.     The serving of food snacks, fruits, and pastries ***w***  ithin the tasting room is permitted as an

 accessory use to a tasting room.

e.     .   The serving of food from a food truck or tent or similar configuration ***outside the tasting room***

 may be permitted by the Commission as part of the Special Use Permit provided the applicant   demonstrates that adequate provisions have been made for noise (including generator noise),  parking, sanitation, and other potential impacts.

3.      **Retail Sales**-

a.      A building or a portion of a building located on the farm may be used for the sale, by the bottle  or barrel or other sealed container, of beer, wine and/or distilled spirits produced from crops grown on the premises provided that the percentage of the products produced on the premises shall be in accordance with State law .

b.     With approval by the Commission, the farm brewery, farm winery and/or farm distillery may

 also sell food products to the general public which are directly related to the beer, wine, or

 distilled spirits produced (such as cheese, crackers, etc.) and other products produced or

 manufactured in Somers.

              c.     The area of retail sales must be located within or contiguous to the tasting room (described  above) and shall be no greater than the total floor area dedicated to the tasting room.

4.      **Function Room(s) / Private Events –** Designated indoor private function rooms or outdoor private  function areas may be approved by the Commission as part of the Special Use Permit provided that:

a.      Such functions shall not be open to the public but shall be “invitation only” events such as

 weddings, corporate functions, Bar/Bat Mitzvahs, and similar celebrations. b.   Any outside area or areas used for such functions shall have been clearly delineated for such  purpose on a plan approved by the Commission.    A ny outside food service or beverage service is required to obtain and maintain alllicensing  from the State of Connecticut, Department of Consumer Protection and Liquor Control Division,  and must submit all applications to the Zoning Enforcement Officer for approval andsignatures.d.   No more than one (1) private function shall be conducted at any one time unless specifically  authorized by the Commission as part of the Special Use Permit.

5. Hours Of Operation -

a. Manufacturing / Production - The hours of the manufacturing / production operation shall not

 be limited except that bottling and shipping/receiving shall be limited to the hours of Monday –

 Friday 9 AM to 5 PM unless otherwise approved by the Commission.

b. Tasting Room / Public Events- The hours of operation of the tasting room including any ancillary

 outdoor areas shall be limited to the hours of 11 AM to 6 PM.

c. Retail Sales - The hours of operation for retail sales of beer, wine and/or distilled spirits shall be

 limited to the hours of 11 AM to 6 PM.

d. Private Functions - The hours of operation of any private functions authorized by the

 Commission, including any ancillary outdoor areas:

 - Shall not be limited if occurring during the hours of 11 AM to 6 PM provided that, in addition

 to the required permanent parking spaces (see below), such additional temporary parking

 spaces as needed to accommodate all users of the premises are also available.

 -  With approval by the Commission, may be extended to other hours for a certain number of

 dates per calendar year.

6.      **Parking** -

a.      A minimum of :

* + - 30 permanent parking spaces is required for a farm brewery, farm winery, and/or farm  distillery, and
		- 60 permanent parking spaces is required for any private function room(s).

b.     Permanent parking spaces shall be paved or approved gravel parking.

 c. All handicap parking regulations shall be complied with.

 d. To help maintain the aesthetic nature, the Commission may:

* + - Allow portions of the temporary parking spaces to be maintained as lawn parking.
		- Require installation and maintenance of reinforced pavers or similar methods for all or  portions of the proposed temporary parking in grass areas.