**214-4 DEFINITIONS:**

**Farm Winery and Vineyard/Brewery** - An accessory use to a vineyard or farm, which use includes the manufacture, storage, bottling and production of wine and winery by-products, or beer, which manufacture, storage, bottling and distillery must be in compliance with the State and Federal laws and regulations.

**214-87 E. FARM WINERY AND VINEYARD/BREWERY**

 1. **Purpose**

In order to allow for diversity and sustainability of agricultural uses and to preserve farm activity, this section is intended to allow for the use of farmland as a normal part of a farm winery and vineyard or brewery and, therefore, allowed by Special Permit. All winery/brewery activities associated with the manufacture, storage, bottling, production, distribution or sale of wine and spirits shall be in accordance with all State and Federal laws or regulations governing such activities.

**2. Minimum Bulk Requirements**

A farm winery and vineyard or brewery shall be located on a lot or lots having a minimum aggregate area of five (5) acres under single ownership and management. Such lot or lots shall have a minimum road frontage of 175 feet.

**3. Permitted Uses**

The following uses are permitted as accessory to a farm winery and vineyard/brewery, if authorized by Special Permit:

**a. Farm Winery/Brewery:**

This use includes the commercial making of wine, beer and winery/beer by-products in a designated farm winery and vineyard/brewery premises.

**b. Retail Sale of Wine/Beer and Tasting Room; Public Events:**

A building or a portion of a building located on the farm may be established for the sale of wine, beer and winery/beer by-products by the glass, bottle or barrel and related distilled products, provided that the percentage of the products produced on the premises and the percentage of wine/beer and winery/beer by-products made from grapes or other fruit grown on the premises shall be in accordance with the laws of the State of Connecticut and the regulations for a farm winery liquor permit for the Connecticut Liquor Control Commission. Activities such as artist receptions and exhibitions, music entertainment, related seminars, meetings, tastings, and promotional activities may be held within the tasting room and adjoining outdoor area(s). The serving of related snacks, fruits, and pastries are permitted as an accessory use to a tasting room.

**c. Retail:**

The farm winery and vineyard/brewery may include the accessory sale of vineyard and wine/beer related goods to the general public including related food products, and locally produced products. The area of retail sales must be located within or contiguous to the wine tasting area and shall be no greater than the total floor area dedicated to the retail and tasting room described in the preceding paragraph. The normal hours of retail and tasting room shall be Monday –Saturday 11 am to 8 pm and Sunday 11 pm to 6 pm.

**d. Outdoor Patio, Porch, & Picnic Areas:**

Appurtenant to Retail Sale and Tasting Room: Outdoor patios, porches, and grassy picnic areas may be allowed as an appurtenance to the Retail Sale and Tasting Room. The operating hours of the areas shall be no greater than the hours of the Retail Sale and Tasting Room as set forth in paragraph (c) above.

**e. Indoor or Outdoor Private Functions:**

Designated indoor or outdoor private function rooms or areas may be approved, provided that:

• 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.

• All outside dining is required to maintain all licensing 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 and signatures.

**4. Parking:**

A minimum of 30 permanent parking spaces are required for a winery/vineyard/brewery. If granted a Special Permit by the Commission, the accessory use in subsection (3.e) to hold indoor or outdoor private functions, the applicant shall provide additional temporary parking spaces at a rate of one space for every 3 occupants. In keeping with the agricultural purpose and to help maintain the aesthetic nature, the Commission may allow portions of the temporary parking spaces to be maintained as lawn parking. Commission may require reinforced pavers in grass areas for portions of the proposed temporary parking. Permanent parking spaces shall be paved or approved gravel parking. All handicap parking regulations shall be complied with.