



CRAFT BREWERIES, WINERIES, & DISTILLERIES

**PINGAWEAR LLC.
225 S.E. U.S. HIGHWAY 19, UNIT 1,
CRYSTAL RIVER, FL. 24429**

TEXT AMENDMENT: PZ21-0085

Currently, a **BREWERY, WINERY, or DISTILLERY** in the City may only contain “**INDUSTRIAL**” uses and shall be sited in an **INDUSTRIAL ZONING DISTRICT**.

This is appropriate, as these facilities are **LARGE MANUFACTURING and PROCESSING USES** that are located away from the City’s downtown and commercial areas.

However, a **NEW, SMALLER-SCALED, MIXED-USE FORM** of **BREWERY, WINERY, and DISTILLERY** has been emerging as a common use across America.....the so-called “**CRAFT**” **BREWERY, WINERY, or DISTILLERY**.



Full-Size Distillery – Industrial Zoning District



Craft Brewery



Craft Winery



Craft Distillery

The City wishes to maintain its standards for larger **“MANUFACTURING and PROCESSING”** facilities.

However, it is also appropriate to establish a new **“CRAFT” BREWERY, WINERY, and DISTILLERY** use within the City’s **COMMERCIAL ZONING DISTRICTS** and **DOWNTOWN CRA**.

The new **LAND USE** will be located in the **RETAIL and RESTAURANTS** section of the **TABLE of PERMITTED USES (2.03.02)**.

The title will be **“CRAFT BREWERIES, WINERIES, and DISTILLERIES”**.

This will be a **SUPPLEMENTAL USE**....meaning that it must comply with the standards for the zoning district as well as the **SUPPLEMENTAL STANDARDS** located in sub-section **5.05.17: CRAFT BREWERIES, WINERIES, and DISTILLERIES**.



USE TABLE

P = Permitted S = Supplemental	R-C	R-W	R-1	R-2	R-3	NBR	CW	CG	CH	IND	CON	PI	PUD	M
RETAIL & RESTAURANTS														
Bars, taverns, lounges, nightclubs, and dance halls								P	P					
Building supply and lumber, farm and garden supply									P	P				
Commercial centers							S	S	S	S				
<u>Craft brewery, winery, or distillery</u>							<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>				
Drive-thru establishments (such as, but not limited to, banks; drug stores; and restaurants)									P					

1. As you can see a CRAFT BREWERY, WINERY or DISTILLERY will be a **SUPPLEMENTAL USE** where PERMITTED.
2. Supplemental Use's provide an appropriate means for managing complex functions that can occur in a variety of SIZES, CONTEXTS, and ZONING DISTRICTS with as few REGULATIONS as necessary.
3. They allow staff to apply APPROPRIATE POLICIES to manage both ON and OFF-SITE IMPACTS while also ensuring that an ESTABLISHMENT is COMPATIBLE with its surroundings.

The proposed use shall adhere to the following **Supplemental Standards**:

5.05.00 – Supplemental standards for specific uses.

5.05.17 – Craft Breweries, Wineries, and Distilleries.

A facility or group of buildings in which the primary function is the low intensity manufacturing of beer, wine, or spirits for consumption. The daily operational characteristics of such a facility may include a combination of assembly, packaging, warehousing, and shipping activities as well as on-site sales, tastings, tours, public exhibitions, dining, and ancillary retail sales. A craft brewery includes the primary processing of beer. A craft winery may include primary fruit processing or bulk fermentation. The amount of alcoholic beverage manufactured on-site per calendar year as well as the sale of alcoholic beverages shall adhere to State of Florida Statutes. Operational impacts shall have no discernable effect upon neighboring properties, structures, or occupants. As a mixed-use facility, the allocation of each function shall be conveyed based on its presence on the site. Typical uses include Offices & Services, Retail & Restaurants, Lodging, Industrial, etc.

A craft brewery, winery, or distillery with a mix of on-site activities shall adhere to the following provisions:

1. Craft breweries, wineries, and distilleries are permitted in the following zoning districts:
 - a. High Intensity Commercial (CH)
 - b. General Commercial (CG)
 - c. Waterfront Commercial (CW)
 - d. Industrial (IND)
2. The tasting room for a craft distillery shall not exceed 75% of the gross square footage of the building.
3. Parking shall be based on the mix of uses and the square footage that is present on the site. Parking requirements in the CRA shall adhere to the standards provided for the district. The Urban Land Institute's (ULI) Shared Parking standards (table) is appropriate for a site with a mix of uses and may be utilized when calculating the total amount of parking that is necessary.
4. Site related traffic and deliveries shall be typical of the area and shall not disrupt vehicle or bicycle operation as well as pedestrian activity.
5. Operations shall be managed such that by-products are contained and disposed of in a manner that does not generate spillover effects onto adjacent property, public spaces, or public right-of-way.
6. Mitigation of environmental effects including but not limited to noise, odors, insects, and reuse of water resources shall be addressed.

SHIPYARD DOG:

The proposed use is needed and will help to promote the type of multi-function, single site, walkable and bikeable locations that are often described in the **Comprehensive Plan**, but rarely built anew in Crystal River, especially as part of a single project.

STAFF RECOMMENDATION:

City Council approve the text amendment to add Craft Brewery, Winery, or Distillery as a new use within *Table 2.03.02. Permitted Uses* of the City's Land Development Code (LDC) and add the new Supplemental Standards that correspond with the use to Section 5.05.17 of the LDC.

QUESTIONS ?



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