



City of Middletown Department of Land Use

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MEMORANDUM

TO: The Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, Director

A handwritten signature in blue ink, appearing to read "Marek Kozikowski".

DATE: September 14, 2021

RE: **Proposed Zoning Text Amendments Z2021-6
Sections 16, 40, 44, & 60: Farm Wineries and Farm Breweries
Revised Text- Add Farm Cideries**

Land Use Staff proposes the following amendments to the Middletown Zoning Code pursuant to Section 71 of the Middletown Zoning Code.

Bold Text: Added

xx: Section Number TBD

16.0 DEFINITIONS

16.06.xx **FARM BREWERY**

Any place or premises that is located on a farm in which beer is manufactured and sold.

16.06.xx **FARM CIDERY**

Any place or premises that is located on a farm in which cider is manufactured and sold.

16.06xx **FARM WINERY**

Any place or premises that is located on a farm in which wine is manufactured and sold.

40.04 QUANTITY OF PARKING SPACES

40.04.xx **FARM BREWERY/ FARM BREWERY/ FARM CIDERY**

As determined by the Planning and Zoning Commission

44.08 STANDARDS FOR SPECIAL EXCEPTION

44.08.xx **FARM WINERY/ FARM BREWERY/ FARM CIDERY**

1. Shall be located on a minimum five (5) acres of contiguous land and a minimum of two (2) acres of land shall be used for growing grapes, hops, apples, or other produce utilized in the production of wine, beer, or cider.

2. Production quantities shall be in compliance with State of Connecticut permitting requirements.
3. The following activities may be allowed as part of a farm winery, farm brewery, or farm cidery use subject to special exception approval:
 - a. Retail sale of wine/beer/cider and related items;
 - b. Tasting room;
 - c. Wine/beer/cider sales by glass or bottle;
 - d. Art gallery;
 - e. Meetings;
 - f. Wine/beer/cider tasting;
 - g. Tours;
 - h. Private weddings or banquets;
 - i. Wine/beer/cider/food events on a minimum twenty (20) acres of contiguous land;
 - j. Wine/beer/cider festivals on a minimum twenty (20) acres of contiguous land;
 - k. Catered events;
 - l. Incidental service and sale of other pre-packaged non-alcoholic beverages and cold pre-packaged food for consumption on the premises;
 - m. Incidental sale of souvenirs and winery/brewery/cidery-related items provided that any area designated for such sales;
 - n. Any person or group of persons may bring food for consumption on the premises, unless prohibited by the establishment;
 - o. Production, sale, or consumption of ciders at farm wineries and breweries.
4. A waste management plan that addresses waste disposal and pretreatment of wash-down and waste water processing shall be submitted for review by the Planning and Zoning Commission with consultation from applicable City departments. If applicable, the plan shall comply with the requirements of the Watershed Protection District. Any compost piles shall be a minimum two hundred (200) feet from any wetland or watercourse.
5. An opaque, vegetative or fencing screening buffer shall be provided between any parking and loading areas, and any structure or outdoor seating areas open to customers and any abutting residential use.
6. Outdoor lighting fixtures shall not be higher than fourteen (14) feet from the ground and shall not exceed eighty (80) watts.
7. Live or recorded music may be provided between the opening to the public to 8:00pm on Monday through Saturday and 6:00pm on Sunday.
8. A traffic management plan shall be provided for activities that draw a high volume of parking demanded including but not necessarily limited to weddings, banquets, catered events, tours, wine/beer/cider/food events and festivals.

- 60.02 SPECIAL EXCEPTION USES
60.02.xx **Farm Brewery (44.08.xx)**
 ZONES: R-15 R-30 R-45 R-60 RPZ
- 60.02.xx **Farm Cidery (44.08.xx)**
 ZONES: R-15 R-30 R-45 R-60 RPZ
- 60.02.xx **Farm Winery (44.08.xx)**
 ZONES: R-15 R-30 R-45 R-60 RPZ