

Division 4. Other Uses.

25-2-864 LIGHT MANUFACTURING USE

(A) This section applies to a Light Manufacturing Use with Industrial Park (IP) zoning, Major Industry (MI) zoning, Limited Industrial Services (LI) zoning, or North Burnet Gateway (NBG) zoning, where the principal developed use of the property is a brewery.

(B) The sale on-site of liquor produced on-site for on-site consumption:

(1) Is a permitted use if the brewery is at least 540 feet from any single family residential use, as measured from lot line to lot line.

(2) Is a conditional use if the brewery is less than 540 feet from any single family residential use, as measured from lot line to lot line.

(3) May not exceed 25 percent or 5000 square feet of the total floor area of the principal developed use, whichever is less.

(5) On-site parking is required according to Schedule A of the parking table.

(6) A site plan or site plan exemption is required for this section.

SCHEDULE A (25-6 Appendix A)

The minimum off-street parking requirement for a use is the sum of the parking requirements for the activities on the site, in accordance with the following table:

<i>Activity</i>	<i>Requirement</i>
<u>Liquor sales for on-site consumption at a brewery</u> <u><2500 sq. ft</u> <u>2500-5000 sq. ft</u>	<u>1 space for each 275 sq. ft.</u> <u>1 space for each 100 sq. ft.</u>
Office or administrative activity	1 space for each 275 sq. ft.
Indoor sales, service, or display	1 space for each 500 sq. ft.
Outdoor sales, services, or display	1 space for each 750 sq. ft.
Indoor storage, warehousing, equipment servicing, or manufacturing	1 space for each 1,000 sq. ft.
Outdoor storage, equipment servicing, or manufacturing	1 space for each 2,000 sq. ft.
Commercial off-street parking requires one bike parking space for every 10 motor vehicle parking spaces.	