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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CITY CODE CHAPTERS 25-2 AND 25-6  
RELATING TO THE SALE OF BEER OR ALE AT A BREWERY AND  
ASSOCIATED PARKING REQUIREMENTS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** City Code Chapter 25-2 (*Zoning*) is amended to add a new Section 25-2-865 to read:

**§ 25-2-865 LIGHT MANUFACTURING USE.**

- (A) This section applies to the following uses and zoning districts, where the principal use of the property is a brewery:
- (1) light manufacturing use with industrial park (IP) zoning district;
  - (2) light manufacturing use with major industry (MI) zoning district;
  - (3) light manufacturing use with limited industrial service (LI) zoning district;
  - (4) light manufacturing use with North Burnet/Gateway (NBG) zoning district; or
  - (5) limited warehousing and distribution use within North Burnet/Gateway (NBG) zoning district.
- (B) The sale of beer or ale 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; and
  - (3) except as provided in Subsections (C) and (D) of this section, shall not exceed 33 percent or 5,000 square feet of the total floor area of the principal developed use, whichever is less.

- (C) Beer and ale sold on-site may be consumed during a brewery tour in an area exceeding 33 percent or 5,000 square feet of the total floor area of the principal developed use, whichever is less.
- (D) Beer and ale sold on-site may be consumed in an area exceeding 33 percent or 5,000 square feet of the total floor area of the principal developed use, whichever is less, if the brewery is located in Airport Overlay zones AO-1, AO-2 or AO-3.
- (E) On-site parking is required according to Schedule A of Appendix A (*TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS*)

**PART 2.** City Code Chapter 25-6, Appendix A (*TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS*) is amended to amend Schedule A to read:

#### **SCHEDULE 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:

<b><i>Activity</i></b>	<b><i>Requirement</i></b>
<u>Beer or ale sales for on-site consumption at a brewery</u> <u>&lt;2,500 sq. ft.</u> <u>2,500-10,000 sq. ft.</u> <u>&gt; 10,000 sq. ft.</u>	<u>1 space for each 275 sq. ft.</u> <u>1 space for each 100 sq. ft.</u> <u>1 space for each 50 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.	

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

\_\_\_\_\_, 2014      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_  
   Lee Leffingwell  
   Mayor

**APPROVED:** \_\_\_\_\_  
                                 Karen M. Kennard  
                                 City Attorney

**ATTEST:** \_\_\_\_\_  
                                 Jannette S. Goodall  
                                 City Clerk