

PLANNING COMMISSION

~~MINUTES~~

HANDOUTS

MARCH 11, 2014

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 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. A new City Code Section 25-2-865 (*Light Manufactured Use*) is added 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) shall not exceed 33 percent or 5,000 square feet of the total floor area of the principal developed use, whichever is less.
- (4) notwithstanding (B)(3), 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, during a brewery tour.

- (5) notwithstanding (B)(3), 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.

(C) On-site parking is required according to Schedule A of Appendix A (*TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS*)

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

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

<i>Activity</i>	<i>Requirement</i>
<u>Liquor sales for on-site consumption at a brewery</u>	
<u><2500 sq. ft</u>	<u>1 space for each 275 sq. ft.</u>
<u>2500-10000 sq. ft</u>	<u>1 space for each 100 sq. ft.</u>
<u>>10000 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

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Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

