
***UZO* TEXT AMENDMENT
AMENDMENT 43: WINERIES**

April 26, 2004

**UZO TEXT AMENDMENT
AMENDMENT 43: WINERIES**

April 26, 2004

PROPOSAL

Staff, with invaluable assistance from Rick and Kathy Black, local winemakers, and Ellen Harkness and Sally Linton of The Indiana Wine Grape Council, is seeking to amend the zoning ordinance to permit wineries as a use other than strictly industrial manufacturing. Indiana now boasts 31 wineries - not one anywhere near Tippecanoe County. The current UZO has always permitted manufacture of wine, but treats it only as an industrial use. Wineries meeting Indiana Code requirements as a farm winery are not major industrial uses. We decided it was time to amend the zoning ordinance to allow the kind of small winery contemplated by statute in locations likely to be attractive to small wineries and with suitable land use protections for potential neighbors.

SPECIFIC DETAILS

Winery is now defined as an establishment that manufactures wines and brandies, and/or blends and/or bottles wines and brandies, has tasting facilities, sells wine made or bottled on premises and sells wine related items. The proposed amendment makes a distinction between private and public events, both by number of participants and by the nature of the event. All food offered at either type of event must be catered by an off-premises caterer, unless the winery is in a zone that also permits restaurants. This proposal would permit wineries by right in GB, HB, CB, CBW, I1, I2 and I3 zones and by grant of special exception in A, AA and AW zones.

A new footnote 58 would be added that requires wineries in A, AA, AW, I1, I2 and I3 zones to produce a minimum of 200 gallons of wine and/or brandy per year, limits attendance at private events to 85 persons, limits the number of public events (no attendance limit) to 3 event days per month and 15 event days per calendar year and clarifies that marketing and sales promotions that do not encourage an extended stay on the property are not public events.

A new parking standard is also part of the proposal, one specifically tailored to wineries. Minimum setbacks for wineries in the agricultural zones are expanded when the facility locates next to residential uses and zones. Those changes are also being made generally in the appropriate zone descriptions and in the Summary of Standard Setbacks chart.

This amendment has been the subject of numerous Ordinance Committee meetings. Public review and subsequent suggestions for changes improved the amendment now before you. At its meeting on March 16, 2004, the committee voted unanimously to send the amendment to the Area Plan Commission for public hearing.

STAFF RECOMMENDATION:

Approval