

FAIRVIEW TOWNSHIP LAND USES, ZONING DISTRICTS, AND SUPPLEMENTAL REGULATIONS

Remaining Items from 2/18 meeting

Brewery, Winery, Distillery

Definitions

BREWERY- A facility where beer, ale, malt beverages, or similar fermented products are produced, fermented, brewed, aged, filtered, packaged, or otherwise manufactured for distribution, wholesale, or retail sale. A brewery may include related accessory uses such as storage, bottling/canning, distribution, tasting rooms, taprooms, retail sales of beverages and merchandise, food service areas, and indoor or outdoor seating. All accessory uses shall meet all zoning requirements of that use.

Breweries are distinct from microbreweries/brewpubs.

DISTILLERY – An establishment for distilling, especially for distilling alcoholic liquors. No products produced by the distillery shall be sold and/or consumed on the premise. See also “Micro-distillery.”

MICRO-BREWERY/BREW PUB – A small, usually independent brewery that produces limited quantities of specialized beers. A micro-brewery provides for the retail sales of the beer at the location where it is produced. A micro-brewery may also include a tasting room and restaurant in conjunction with the use.

MICRO-DISTILLERY – A small, often boutique-style distillery established to produce beverage grade spirit alcohol in relatively small quantities, usually done in single or small batches. A micro-distillery provides for the retail sales of the distilled beverage at the location where beverages are distilled. A micro-distillery may also include a tasting room and restaurant in conjunction with the use.

WINERY- A facility where grapes, fruits, or other agricultural products are processed, fermented, aged, blended, bottled, and stored for the production of wine or similar alcoholic beverages. A winery may include associated uses such as tasting rooms, retail sales of wine and related products, tours, and events, provided such activities are permitted within the zoning district. Agricultural growing operations (e.g., vineyards) may be located on the same parcel or off-site.

Zoning Districts

- Permit Micro-Brewery/Brewpub and Micro-Distilleries by Special Exception in the VB, CB, IB, and AB Districts (same as Tavern/Bar)
- Permit Brewery and Distillery by right in the IB and AB (same as Industrial Use, General)
- **Which Zoning District(s) for Winery?**

Section 300-71 Additional supplemental standards and requirements for specific principal nonresidential commercial uses

Micro-brewery/brew pub, Micro-distillery

1. If the listed use includes an accessory use such as a restaurant, tasting room, or store the accessory use must meet all of the zoning requirements for that accessory use as well as the principal use.
2. Products produced on the premises may be sold for on-site consumption or off-site

package sales, consistent with the facility's state license. Limited sales of other Pennsylvania-produced alcoholic beverages may be permitted, where authorized by the Liquor Code.

3. Tasting Room Area. A tasting room shall be clearly delineated on the floor plan submitted with the zoning or land-development application.
 - (a) No outdoor seating or customer area may be located closer than:
 - i. 100 feet from the property line of a residential use in a residential district; or
 - ii. 50 feet from a residential use in a non-residential district.
 - (b) Vegetative screening and a noise-attenuation barrier (e.g., privacy fence) shall be installed where outdoor seating abuts a residential use
 - (c) No outdoor entertainment or amplified music shall occur within 150 feet of any residential property line.
4. Hours of Operation.
 - (a) Outdoor tasting areas shall cease seating new customers after 10:00 PM.
 - (b) Indoor tasting room hours may extend in accordance with the Pennsylvania Liquor Code, provided they comply with any local noise regulations.
5. Parking and Access.
 - (a) Parking shall comply with Article VIII of this Ordinance; additional parking may be required based on tasting room floor area and expected patron volumes.
 - (b) Delivery/loading areas must be screened from public streets and residential properties.
6. Operational Standards.
 - (a) Odor, noise, or waste by-products from production or tasting areas shall not create a nuisance to surrounding properties.
 - (b) All alcohol service must comply with PLCB rules governing sampling, sales, and server requirements.
7. Signage for tasting rooms and retail areas shall comply with the sign regulations of the applicable zoning district.
8. Application Requirements.

Applicants shall submit:

 - (a) A floor plan showing the tasting room, outdoor seating areas, entrances, and internal circulation.
 - (b) A statement describing anticipated patronage, hours of operation, noise-control measures, and security protocols.
 - c. Documentation demonstrating compliance with PLCB licensing.

Section 300-72 Additional supplemental standards and requirements for specific principal nonresidential industrial uses

Brewery and Distillery

Same supplemental standards as above

Distribution Center

Definition

WAREHOUSING AND DISTRIBUTION (existing definition)- An establishment involving, as its primary use, the storage and/or distribution of manufactured products, supplies, and equipment, but excluding bulk storage of materials that are inflammable or explosive or that create a hazard or commonly recognized offensive conditions, and also excluding any heavy equipment or truck washing, servicing and/or repair unless such uses are specifically permitted in that zoning district.

DISTRIBUTION CENTER (proposed definition) – A center for a set of products in a warehouse or other specialized building, often with refrigeration or air conditioning, which is stocked with products or goods to be redistributed to retailers, to wholesalers, or directly to consumers. A distribution center is a principal part, the order processing element, of the entire order fulfillment process.

WAREHOUSE (proposed definition)- A structure primarily used for the storage of goods and materials which also includes refrigeration and cold storage services. This use does not include distribution centers.

RECOMMENDATIONS

Zoning District

Distribution Center- permitted by right in the IB and AB. **Maximum structure size of XX square feet,**

Warehouse- permitted by right in the IB and AB. Maximum structure size of 105,000 square feet.

Supplemental Regulations

- Maximum structure size is 105,000.
- Setbacks and Buffer Areas
- Landscaping and Screening
- Driver and Facility Amenities
- Multimodal Access
- Parking and Circulation
- Height and Dimensional Requirements
- Emergency Services
- Extreme Weather Considerations

Domesticated Animals, Exotic Animals- (definitions only)

Domestic Animal (Pet)- animals typically kept for companionship and not for commercial, agricultural, or food-producing purposes. Pets include, but are not limited to, dogs, cats, birds (non-poultry), hamsters, guinea pigs, ferrets, fish, and other small, domesticated animals customarily kept indoors or outdoors for personal enjoyment. The term “pet” does not include livestock, poultry, exotic or wild animals, or any animal kept primarily for breeding, commercial sale, food production, or agricultural use.”

Exotic Animal- Any animal that is not listed as a traditional domestic pet, livestock, or agricultural animal, and which is considered wild by nature. Exotic animals include but are not limited to:

- Large mammals: lions, tigers, bears, wolves, wolf-hybrids, primates, big cats, wild canids, wild felids, non-domesticated hoof stock.
- Reptiles: crocodilians, venomous snakes, large constrictor snakes (e.g., pythons, anacondas), venomous lizards.
- Birds: large non-domesticated birds such as ostriches, emus, cassowaries, raptors (unless permitted).
- Other species requiring special state or federal permits.

Any species requiring a permit under the Pennsylvania Game and Wildlife Code, the PA Dangerous Wildlife regulations, or applicable federal law shall be classified as an exotic animal for zoning purposes.

