

November 19, 2018



## **Memorandum for the Planning Board**

**Subject:** Public Meeting on November 29, 2018

**City of Bellbrook**

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This is to confirm that the Planning Board will conduct a public meeting on **November 29, 2018** at **6:00 pm** to review Case 18-01 (Zoning Code language changes). Please find enclosed an agenda for the meeting, the minutes to approve from October 11, 2018, and case materials.

### **Comprehensive Plan Update**

On November 5, we held our Community Visioning Meeting and most of you were present. As you can imagine, we collected a lot of information for Devon and Jessica. They are compiling this information into a draft Comprehensive Plan document where they were planning to have the draft for you at this meeting. However, they have taken a different course with their approach to the project and hope to have a more complete draft ready for review in January.

Please let me know if you have any questions on this material.

Sincerely,

Don Buczek  
Assistant to the City Manager





## Planning Board Meeting

November 29, 2018

6:00 pm

### Agenda

1. Call to Order
2. Roll call
3. Approval of prior minutes of October 11, 2018
4. Old Business:
5. New Business:  
**Planning Board Case 18-01 – Zoning Code Changes**
6. Open Discussion
7. Adjournment



**BELLBROOK PLANNING BOARD**  
**PUBLIC MEETING MINUTES**  
**OCTOBER 11, 2018**

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**CALL TO ORDER**

Chairman Van Veldhuizen called the meeting of the Planning Board to order at 6:03 PM.

**ROLL CALL**

Present were Chairman Van Veldhuizen, Mr. Bennett, Mr. Harding and Mr. Stangel. Also present was City Manager Melissa Dodd and Assistant to the City Manager, Mr. Don Buczek.

**FORMAL APPROVAL OF MINUTES**

Chairman Van Veldhuizen requested a motion regarding the prior minutes of August 21, 2018. Mr. Bennett moved to approve the prior minutes; Mr. Stangel seconded the motion. Roll was called. Mr. Stangel, yes; Mr. Harding, yes; Mr. Bennett, yes; Chairman Van Veldhuizen, yes. The motion carried 4-0; the minutes stand approved.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Conditional Use Request – 4120 West Franklin Street**

Mr. Buczek outlined the request which is the first step in a two-step process which is to get Planning Board's recommendation as to how this request fits into the comprehensive plan. The property has been used as a medical office for over 40 years. The new owner is requesting use as a professional office which is a different use in the code than a medical office. This is a similar use in terms of traffic and visitors.

Mr. Buczek pointed out that the use does fit into the old comprehensive plan. It is zoned R-3 multi-family residential. With it being located on SR 725, this area was viewed as a potential growth area for commercial and office development. The staff recommendation is to support the applicant's request. Planning Board is being asked to recommend that this does fit within the comprehensive plan so that the Board of Zoning Appeals may then grant the conditional use permit approval. The Board of Zoning Appeals is set to meet the following Tuesday at which time the Planning Board's recommendation will be shared with them.

Tony Cali, property owner, was present and offered to be available to answer any questions related to the property.

Mr. Bennett stated that he did not see any issues with the request.

Mr. Harding inquired as to the square footage of the property which was answered by Mr. Cali as being approximately 5,600 square feet.

Mr. Stangel moved to approve the applicants request related to the property located at 4120 West Franklin Street. Mr. Bennett seconded. The clerk called the roll. Mr. Stangel, yes; Mr. Harding, yes; Mr. Bennett, yes; Chairman Van Veldhuizen, yes. The motion carried 4-0.

### **Parking Lot Expansion – 7171 Wilmington Dayton Road**

Mr. Buczek explained that the request is being made by Heritage Christian Church who assumed the church property in September of 2018. They approached the city regarding the parking lot request at that time. The initial thought was to put gravel down to accommodate the larger congregation due to the end of the paving season drawing near. The zoning code does require a hard surface for parking lots. The zoning code lists various requirements that need to be met for the Planning Board to approve the request. The staff report outlines the major items to be reviewed by the Board.

Mr. Buczek outlined that a revised plot plan was submitted as of Monday which was sent to the Board.

Mr. Buczek reviewed the list of requirements based on the zoning code. The natural screening was pointed out as having some gaps. The neighbor was spoken to and has no issue with the gaps. The screening gaps to the back do not seem to be an issue as there are no residences that are affected by the lack of screening.

Mr. Buczek discussed the lighting requirements in the zoning code. He pointed out that the requirements are loosely written. He indicated that there is one light pole with four bulbs within it. Based on his best educated guess, the current light pole provides more than enough light based on the needs in the zoning code. The location of the pole may be an issue as to whether it will extend to the expanded lot area. The question to the Board is whether another light should be needed and located if so.

Mr. Buczek also noted that the zoning code requires wheel stops. The current parking lot does not have any wheel stops and is something for the Board to consider whether or not to mandate this.

Parking lot requirements were also outlined. The code currently requires one parking space for every three seats inside the main building of the church. The church is currently capable of seating 270 people inside the sanctuary, requiring 90 spaces. The proposed expansion will offer a total of 103 spaces, allowing more than enough to meet current zoning code requirements. The various dimensions associated with the parking lot were outlined. The current parking lot does not meet zoning code requirements and therefore the church is requesting that the new lot match the older lot. The question posed to the Board is whether or

not they wish to request them to conform to current zoning code standards or make an exception.

Storm water management was also outlined by Mr. Buczek. The city engineer did have some items they wished to see addressed on the site plan. With suggested corrections and plan for storm water management, the drainage can be accommodated.

It was recommended by staff that the parking lot expansion be approved conditionally based on the city engineer's ability to have final comments. It was noted that the church's engineer and pastor are in attendance and available to answer any questions.

Mr. Bennett stated that he does not believe any unnecessary financial burden should be placed on the church. He opined that the existing lighting is adequate, the parking blocks are not necessary, but the storm water situation should be handled.

Mr. Harding recused himself from the discussion based on being employed at the engineering firm working on the project with the property owner.

Mr. Stangel opined that the current lighting would be adequate and could be redirected to point on the new parking lot.

Dr. Van Veldhuizen concurred that the current light is also adequate as long as it could be redirected.

Mr. Stangel asked what the advantages are of wheel stops on all of the parking spaces. Mr. Buczek stated that it prevents drivers from pulling in past the space.

Dr. Van Veldhuizen stated that there is an adequate amount of land around the church providing a buffer. He also echoed previous comments wishing to prevent any undue financial burden on the church. He pointed out that the lighting could be a potential issue and that it should be monitored to determine if additional light would be needed.

The city engineer's report was discussed. The only item on the list that is significant for the engineer is storm water management.

The number of required handicapped spaces in the parking lot was discussed. Mr. Buczek outlined that the number is regulated by the county building inspector and not the city. They are not required to change the current number of spaces since they are not changing the dimensions of the building. David Tyber, who is the engineer representing the church, stated that the number of handicapped spaces is based on the number of stalls in a parking lot. Any addition to the lot does require more the addition of more ADA spaces which they do intend to add. They also plan to add ADA signage to bring it up to code.

Mr. Buczek also noted that city Police, Fire and Service Departments have no issues with the plan as long as the storm water management issue is properly addressed.

Mr. Bennett moved to approve the applicants request with conditions related to the parking lot expansion of the property located at 4120 West Franklin Street. Mr. Stangel seconded. The clerk called the roll. Mr. Stangel, yes; Mr. Bennett, yes; Chairman Van Veldhuizen, yes. The motion carried 3-0.

### **Planning Board Case 18-01 – Zoning Code Changes**

Mr. Buczek outlined the request to add definitions and language for brewpubs, micro-brewery, micro-wineries and micro-distilleries and allow them in the central business district. Upon review by the Planning Board the next step is to go on to City Council for review. City staff believes that this proposal could help the city by attracting businesses to the downtown district. The proposed uses fit into the current comprehensive plan. The central business district is meant to provide a variety of services which this proposal fits into as well. Definitions for brewpub, micro-brewery, micro-winery and micro-distillery were outlined as proposed additions into the zoning code. These uses would also be listed as permitted uses into the B-4 central business district. Parking requirements were also addressed and proposed to be included. A section on site design standards would also be incorporated on top of any liquor control standards. Outdoor storage of any manufacturing would not be permitted and would need to be contained indoors. Emission of odors, noises and the like would need to be contained appropriately as well.

Ms. Dodd reviewed state liquor licenses and the different classes with the board. The type of license required for a business manufacturing and selling their own product is not limited by a quota like other licenses.

Ms. Dodd referred to the case study provided to the Board which highlighted the City of Miamisburg as a model. The city has two brewpubs in their central business district which are in close proximity to one another and have been in existence since 2013/2014 and have successfully integrated with residential homes nearby. The economic impact of brewpubs on the state of Ohio was also outlined. Ms. Dodd opined that the integration of brewpubs could be a good thing for the community and why the proposal is before the board.

Public comment was opened. Mr. Doug Johnson of 2018 Pine Grove Drive questioned the economic impact. Ms. Dodd outlined the statewide economic impact that the industry has had. Mr. Johnson questioned how Bellbrook would receive any money without a tax base. Ms. Dodd outlined that the city would realize property tax dollars based on the significant capital that businesses would have to invest in a property related to this type of business. Mr. Johnson questioned the availability of water this type of business would require. Ms. Dodd indicated that the water system could handle that type of business. Mr. Johnson also questioned how much money the city would have to provide to the business which Ms. Dodd answered that there should be none provided.

Dr. Van Veldhuizen outlined the recommendation in front of the board as being the approval of the addition of the definitions and changes to three of the city articles.

Mr. Buczek outlined the process a business would need to follow that wished to locate within the city.

Additional citizen comments were accepted by Dr. Van Veldhuizen. Mr. Darryl McGill of 3846 West Franklin Street outlined the public process in that the city follows to consider recommendations such as this.

Mr. Harding discussed the proposed definition of micro-brewery and the fact that there are no limitations on size outlined. He also questioned why the definitions are listed as a permitted principal use and not a conditional use so that the planning board has more say in the approval process.

Dr. Van Veldhuizen outlined that the other cities referenced outline size requirements and would make him more comfortable if our definitions included these.

Mr. Harding suggested looking at outdoor consumption regulations and incorporating those.

Mr. Buczek discussed the challenges with the city regulating the business' production.

Dr. Van Veldhuizen accepted further citizen comment. Mr. Forrest Greenwood of 43 South West Street spoke on the city council and staff's work to revitalize downtown. This proposal would be a small part of that process.

Mr. McGill approached the board again and spoke to the update of the comprehensive plan and invited the community to the visioning meeting on November 5<sup>th</sup> at 7pm.

Ms. Dodd pointed out Liberty Township's language and definitions that were included in the packet as being a reasonable suggestion to address Mr. Harding's concerns. Mr. Harding acknowledged that was a reasonable suggestion.

Dr. Van Veldhuizen requested more information and to possibly table this until a future meeting. Mr. Harding moved to table the issue. Mr. Stangel seconded. The clerk called the roll. Mr. Stangel, yes; Mr. Harding, yes; Mr. Bennett, no; Dr. Van Veldhuizen, yes. The motion carried 3-1.

### **COMPREHENSIVE PLAN DISCUSSION**

The Board moved to seats on the floor to discuss the next steps in the development of the Comprehensive Plan. Information was presented and reviewed by Devon Shoemaker and Jessica Hansen of Greene County Regional Planning.

**ADJOURNMENT**

Mr. Bennett moved to adjourn the meeting at 8:20 PM and was seconded by Mr. Stangel.

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Dave Van Veldhuizen, Chairman

Date

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Melissa Dodd, Secretary

Date





To: Planning Board  
From: Don Buczek, Assistant to the City Manager  
Date: November 19, 2018  
Subject: Staff Report for Changes to the Zoning Code

### Summary of the Request

The request is to add definitions to the Zoning Code for Brewpub, Microbrewery, Microwinery, Microdistillery, Taproom/Wine Bar, and allowing these uses in the Central Business District. In addition to adding definitions and uses, there is proposed language regarding parking. This alternate language is in response to the Planning Board discussion on October 11 where the board tabled the case and asked for staff to change the proposed language.

### Applicant Information

City Staff

### Current Zoning District

B-4 Central Business District

### Parcel Identification

Not Applicable

### Additional Actions or Next Steps to be taken by the City

The Planning Board would need to recommend the proposed changes to City Council for their review and approval.

### Applicant's Reason for the Request

City staff has been approached by business owners interested in opening a brewpub in downtown Bellbrook.

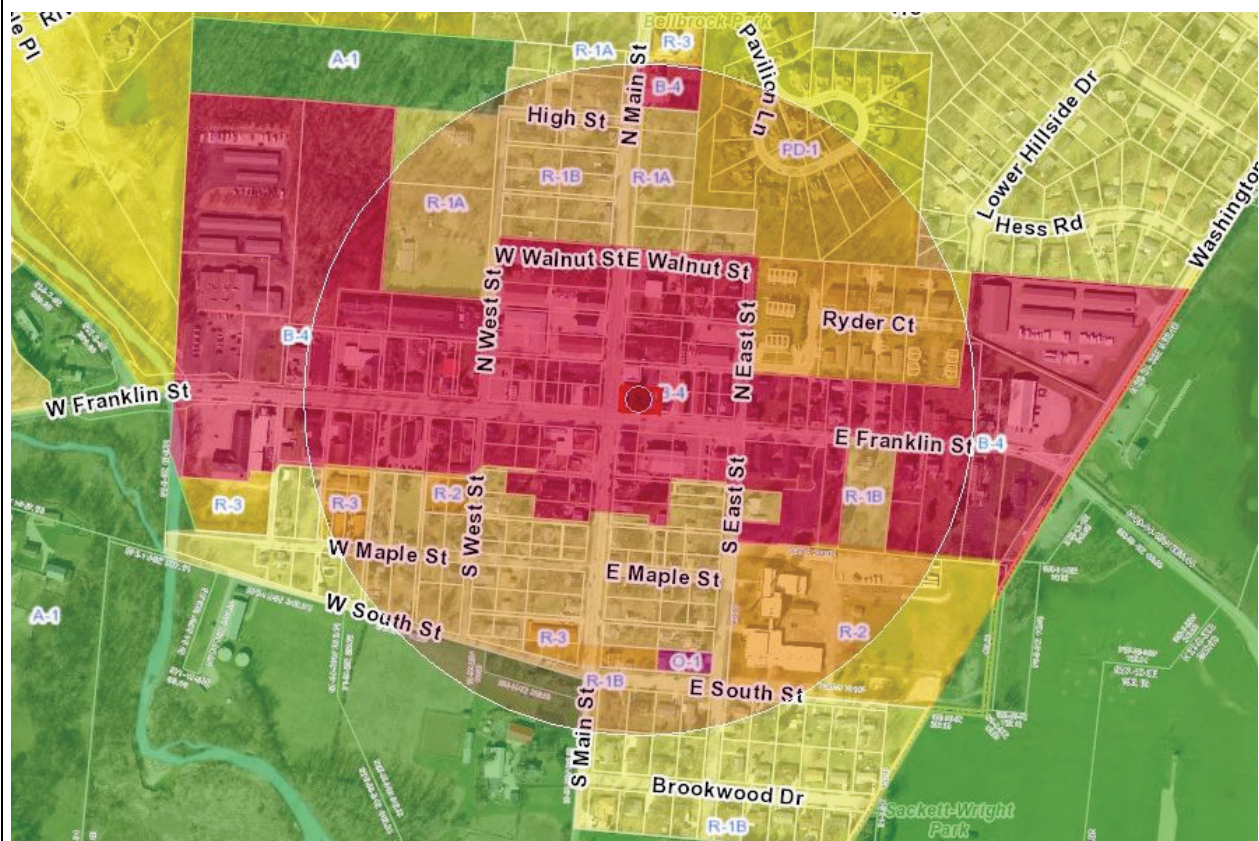
Staff believes the city should specifically allow brewpubs, micro-breweries, micro-wineries, and micro-distilleries in our Central Business District (downtown area) to attract this growing segment of our local economy while establishing a level of local control. Staff also believes the

city should consider how surrounding communities have allowed brewpubs, micro-breweries, micro-wineries, and micro-distilleries in their municipalities. Bellbrook is competing for businesses against neighboring municipalities and these types of businesses are in high demand. These types of businesses have proven to bring positive changes to the immediate areas and can be used to attract visitors to our downtown area. Providing more attractions to our downtown area will only benefit other businesses and property owners.

On September 20, 2018, City Manager Melissa Dodd and I met with the City Planner and Economic Development Director from the City of Miamisburg. They provided very helpful information on how their brewpub and micro-brewery fit into their historic downtown area. They also provided background on how they developed their Zoning Code to allow for these uses. They also explained how the two businesses have been a benefit to the downtown area and they have not had any major complaints about their operations.

On October 11, the Planning Board discussed proposed language for brewpubs, micro-breweries, micro-wineries, and micro-distilleries. The board was concerned that the language was too vague and did not encourage brewpubs that would draw people to the downtown area.

### Surrounding Land Use within 1,000 Feet



The graphic above shows the current downtown area and zoning uses. The B-4 zoning designation does not exist in other parts of the city.

**Previous Related Development Decisions in the Immediate Area (3-5 Years)**

Not Applicable

**Comprehensive Plan Applied to the Geographical Area**

The 1974 Comprehensive Plan suggests neighborhood type businesses, retail stores, offices, food markets, goods meant for the region, and other special businesses in the Central Business District.

The intent of the Central Business District in the Zoning Code is stated below:

*This district is designed to provide for a restricted variety of retail stores and related activities and for office buildings and service establishments which occupy the prime retail frontage in the Central Business District, and which serve the comparison, convenience and service needs of a consumer population well beyond the corporate boundaries of the Municipality. The district regulations are also designed to provide for a centrally located major shopping complex which will be serviced with conveniently located off-street parking compounds and safe pedestrian movement, but to exclude non-retail uses which generate a large volume of truck traffic.*

**Existing Public Utilities**

The Central Business District has full access to all utilities, including City of Bellbrook water.

**Soil Survey Data**

Not Applicable

**Classification of Streets, Traffic Volumes & Direction, Planned Improvements**

Not Applicable

**Flood Plain Information**

Not Applicable

**Comments from City and County Agencies**

Not Applicable

## Supporting Documents, Maps & Graphics

See attached for a case study focusing on the City of Miamisburg.

See attached for a survey of definitions and Zoning Code excerpts from municipalities around Ohio.

## Staff Recommendation

Based on the reasons stated above and how they fit into the intent of the Central Business District, staff recommends making the following changes to the Zoning Code. Red italics have been added for emphasis. Staff believes the emphasized language provides limits to the operations that the board was looking for during our last meeting. For microwineries and microdistilleries, their volume of production will naturally be limited due (1) the need for on premise consumption and (2) the nature of the production process and the size of commercial properties in downtown Bellbrook.

## Article 3 – Definitions [\(Add Definitions\)](#)

**Brewpub:** Establishment *primarily engaged in the retail sale of prepared food for consumption*, which includes the brewing of beer as an accessory use. The brewing operation processes the ingredients to make beer and ale by mashing, cooking, and fermenting. The brewing operation does not include the production of any other alcoholic beverage.

- (a) The area used for brewing, including brewing and kegging, shall not exceed 30% of the total floor area of the commercial space.
- (b) A brewpub shall not produce more than 4,000 barrels of beer or ale per year.
- (c) No brewing equipment or storage is permitted on the exterior of the building.

**Microbrewery, Microwinery, Microdistillery:** Establishments engaged in on-site production of beer, wine, spirituous liquor, or other alcoholic beverages and *sales of the same by the glass for on premise consumption*. These establishments are primarily used for the production of beer, wine, spirituous liquor, or other alcoholic beverages and may include retail and food service as an accessory use. The brewing operation processes the ingredients to make beer and ale by mashing, cooking, and fermenting. The brewing operation does not include the production of any other alcoholic beverage. The distilling operation is a small boutique-style distillery which produces relatively small quantities usually done in small batches.

- (a) A microbrewery shall not produce more than 15,000 barrels of beer or ale per year.
- (b) No production equipment or storage is permitted on the exterior of the building.

**Taproom/Wine Bar:** An establishment that serves malt beverages and/or wine with a *minimum of 50% of the gross floor area devoted to the retail sales of malt beverages, wine, and related products*. Taprooms/Wine Bars do not include the service or sale of distilled spirits.

**Article 12 (1) – B-4 Central Business District, Permitted Principal Uses [\(Add Uses\)](#)**

(t) Brewpubs, Microbreweries, Microwineries, Microdistilleries, Taprooms and Wine Bars.

**Article 18.16 (2) – Off Street Parking Regulations, Amount of Off Street Parking Space Required**

(gg) Restaurants, ~~Taverns, and~~ Carry-Outs, [Brewpubs](#), [Microbreweries](#), [Microwineries](#), [Microdistilleries](#), [Taprooms and Winebars](#): One (1) parking space for each one hundred (100) square feet of gross floor area.



# Sample Definitions from Around Ohio: Brewery, Micro-brewery, Micro-winery, Micro-distillery

## Beavercreek (2016)

**BREWERY.** A business that brews 15,000 or more barrels of ales, beers, meads and/or similar beverages annually on site.

**BREWERY, MICRO.** A business that brews less than 15,000 barrels of ales, beers, meads and/or similar beverages annually on site.

**BREW PUB.** A commercial business which conducts the retail sale of beer (malt beverages with alcohol content as defined by federal law) which is brewed on the premises, no more than 5,000 barrels annually. Such establishments may also include restaurants as an accessory use.

## Hamilton (2018)

**Brewpub:** An establishment that is primarily a restaurant where beer, ale, porter and other fermented malt beverages is manufactured on the premises as an accessory use. A brewpub may include some off-site distribution of its manufactured beverages consistent with state law.

## Liberty Township (2018)

**Brewpubs** (1) The area used for brewing, including brewing and kegging, shall not exceed 30% of the total floor area of the commercial space. (2) The brewery shall not produce more than 4,000 barrels or 124,000 gallons of beer or ale per year. (3) No brewing equipment or storage is permitted on the exterior of the building.

**Microbreweries** (1) The brewing operation does not include the production of any other alcoholic beverage. (2) The brewery shall not produce more than 15,000 barrels or 460,000 gallons of beer or ale per year. (3) No brewing equipment or storage is permitted on the exterior of the building.

**Brewpub** Establishment primarily engaged in the retail sale of prepared food for consumption, which includes the brewing of beer as an accessory use. The brewing operation processes the ingredients to make beer and ale by mashing, cooking, and fermenting. The brewing operation does not include the production of any other alcoholic beverage.



**Microbrewery** Establishments engaged in on-site brewing of beer and sales of beer by the glass for on-premise consumption. These establishments are primarily used for the production of beer and ale and may include retail and food service as an accessory use. The brewing operation processes the ingredients to make beer and ale by mashing, cooking, and fermenting. The brewing operation does not include the production of any other alcoholic beverage.

## Clearcreek Township

**Bottler, Alcohol:** Brewery/distillery in which the production is greater than or equal to 10,000 gallons of beer or spirituous liquor per year. This facility produces and packages for distribution, retail and/or wholesale, on or off premise. This term shall not include a “brewpub.”

**Brewery:** An establishment that manufactures beer.

**Brewpub:** A sit-down or outdoor dining restaurant, that includes a brewery/distillery in which the production is less than 10,000 gallons of beer or spirituous liquor per year.

## Deerfield Township (2017)

**Brewpub** The area used for brewing, including brewing and kegging, shall not exceed 30% of the total floor area of the commercial place.

**Brewery** A large-scale facility for the brewing of beer for sale on the premises, as well as for off-site sales and distribution, that produces more than 10,000 barrels annually and may include restaurant/bar space, tasting or retail space. The brewing operation processes the ingredients to make beer and ale by mashing, cooking and fermenting. The brewing operation does not include the production of any other alcoholic beverage.

**Brewpub** An establishment that is primarily engaged in the retail sale of prepared food for consumption, which includes the brewing of beer as an accessory use. The brewing operation processes the ingredients to make beer and ale by mashing, cooking and fermenting. The brewing operation does not include the production of any other alcoholic beverage. The brewery shall not produce more than 4,000 barrels of beer or ale per year.

**Microbrewery** An establishment that is primarily used for the production of beer and ale and may include retail and food service as a use. The brewing operation processes the ingredients to make beer and ale by mashing, cooking and fermenting. The brewing operation does not include the production of any other alcoholic beverage. The brewery shall not produce more than 10,000 barrels of beer or ale per year.

## Miamisburg (2016)

**BREW PUB:** A brewpub shall be defined as an establishment which produces alcoholic beverages, including beers, ales, meads, hard ciders and wines with ancillary activities to include on-site consumption where: 1) a minimum of fifty percent of the gross floor area of the establishment shall be used for the brewery function, and 2) sales and on-site consumption of manufacturing product is the predominate commercial activity occurring at the establishment, and 3) contains kitchen facilities for on-site consumption of food and beverages, but not including alcoholic beverages not manufactured on site. The floor area of the kitchen area shall not be counted toward the fifty percent requirement listed above. Micro-distillery operations may be introduced as an accessory use to a brewpub and may include on-site sales and consumption of spirits produced on-site provided that full kitchen facilities are provided.

**MICROBREWERY/MICROWINERY:** Defined as an establishment engaged in the production and distribution of beer, ale or wine with ancillary activities to include on-site consumption where: 1) a minimum of fifty percent of the gross floor area of the establishment shall be used for the brewery function, and 2) sales and on-site consumption of the manufacturing product is the predominate commercial activity occurring at the establishment. Micro-distillery operations may be introduced as an accessory use but may only be for the sale of sealed bottles of spirits for off-site consumption and not include sales for on-site consumption of spirits.

### Site Design Standards – MICROBREWERIES, MICROWINERIES AND BREWPUBS.

- (a) Each brewpub , microbrewery or microwinery shall manufacture and sell alcoholic beverages in accordance with the provisions of the Ohio Division of Liquor Control and shall maintain current licenses as required by said agency.
- (b) The only alcoholic beverages permitted to be sold or sampled on-site shall be those manufactured at the brewpub , microbrewery or microwinery.
- (c) No outdoor storage shall be permitted.
- (d) All malt, vinous or distilled liquor production shall be within completely enclosed structures.
- (e) By-products or waste from the production of malt, vinous or distilled liquor shall be properly disposed of off the property.
- (f) The emission of odors or smells in such quantities as to produce a public nuisance or hazard is not permitted.
- (g) Excessive noise in violation of Section 1291.04 shall prohibited.

*1291.04 NOISE. Objectionable noise, as determined by the Zoning Inspector, which is due to volume, frequency or beat, shall be muffled or otherwise controlled. Air raid sirens and related apparatus used solely for public purposes is exempt from this requirement.*



## Lebanon (2018)

**Brewpubs** shall mean an establishment where beer, wine, spirituous liquor, or other alcoholic beverage is manufactured on the premises for distribution, retail, or wholesale, on or off premise. The maximum building footprint for such an establishment shall not exceed 25,000 square feet. Off-site distribution of alcoholic beverages shall be consistent with state law. The development may include other uses such as tasting room, taproom or table service restaurant.

**Microbreweries, Microdistilleries or Microwineries** shall mean an establishment where beer, wine, spirituous liquor, or other alcoholic beverage is manufactured on the premises for distribution, retail, or wholesale, on or off premise. The maximum building footprint for such an establishment shall not exceed 50,000 square feet. Off-site distribution of alcoholic beverages shall be consistent with state law. The development may include other uses such as a taproom or table service restaurant.

## Blue Ash (2017)

**Brewpub** - An establishment selling beer brewed on the premises and including a restaurant.

## Delhi Township (2017)

**Brewpub** – An establishment selling beer brewed on the premises and including a restaurant.

**Micro-Distillery** - A small, often boutique-style distillery, established to produce beverage grade spirit alcohol in relatively small quantities, usually done in single batches.

### **Brewpubs, Nano-Breweries, Micro-Breweries, Micro-Distilleries, and Bars/Taverns**

1) Nano-breweries, micro-breweries, and micro-distilleries shall include on-site sales in the form of taprooms that may or may not have food service. If such facility includes distribution, it shall only be for smallscale, regional distribution to limit the number of commercial trucks that come to and from the facility.

2) Exterior tanks are permitted but shall be subject to review and approval by the Zoning Commission. The Zoning Commission shall determine if the proposed tanks are appropriate and compatible with surrounding land uses in regard to their size, location, and design.

STATISTICS

## CRAFT BEER INDUSTRY MARKET SEGMENTS

There are four distinct craft beer industry market segments: brewpubs, microbreweries, regional craft breweries and contract brewing companies.

### Microbrewery

A brewery that produces less than 15,000 barrels (17,600 hectoliters) of beer per year with 75 percent or more of its beer sold off-site. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and, directly to the consumer through carry-outs and/or on-site tap-room or restaurant sales.

View list of [U.S. Microbreweries](#)

### Brewpub

A restaurant-brewery that sells 25 percent or more of its beer on site. The beer is brewed primarily for sale in the restaurant and bar. The beer is often dispensed directly from the brewery's storage tanks. Where allowed by law, brewpubs often sell beer "to go" and /or distribute to off site accounts. Note: BA re-categorizes a company as a microbrewery if its off-site (distributed) beer sales exceed 75 percent.

View list of [U.S. Brewpubs](#)

### Contract Brewing Company

A business that hires another brewery to produce its beer. It can also be a brewery that hires another brewery to produce additional beer. The contract brewing company handles marketing, sales and distribution of its beer, while generally leaving the brewing and packaging to its producer-brewery (which, confusingly, is also sometimes referred to as a contract brewery).

### Regional Craft Brewery

An independent regional brewery with a majority of volume in "traditional" or "innovative" beer(s).

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### Regional Brewery

A brewery with an annual beer production of between 15,000 and 6,000,000 barrels.

View list of [U.S. Regional Breweries](#)

### Large Brewery

A brewery with an annual beer production over 6,000,000 barrels.

View list of [U.S. Large Breweries](#)



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